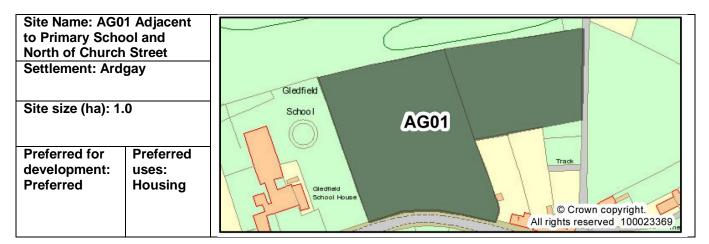
## Settlement

| Ardgay       | 2   |
|--------------|-----|
| Bonar Bridge | 20  |
| Brora        | 33  |
| Castletown   | 97  |
| Dornoch      | 140 |
| Edderton     | 201 |
| Golspie      | 225 |
| Halkirk      | 281 |
| Helmsdale    |     |
| Lairg        | 344 |
| Lochinver    | 405 |
| Lybster      |     |
| Thurso       | 474 |
| Tongue       | 578 |
| Wick         | 603 |

## Ardgay



|    | WATER/DRAINAGE CONSTRAINTS  |   |            |  |  |
|----|---|---|------------|--|--|
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable   | The current status water<br>quality in the River Carron<br>is moderate.<br>No current pressures<br>noted in RBMP tool.  |            | x<br>Not Applicable  |  |
| 1b | x<br>Not Applicable   | Over 300m from River<br>Carron  |            | x<br>Not Applicable  |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | No known water supplies within 250m of site   |            | x<br>Not Applicable  |  |
|    |   | CLIMATE CHAN  | IGE        |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel | Site is adjacent to Primary<br>School.  |            | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding. Well in<br>close vlcinity of the site<br>which may indicate a<br>shallow water table |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |

|    |   | therefore potential for   |   |   |
|----|---|---|---|---|
|    |   | groundwater flooding.   |   |   |
| 4a | x<br>Not Applicable   | Not at coast  |   | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA   |   |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Aware of proximity to<br>Dornoch Firth and Morrich<br>More SAC but unlikely to<br>be impact                                 | Connection to<br>public sewer<br>required in view of<br>proximity to<br>Dornoch Firth amd<br>Morrich More SAC.                  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site is grassland   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Otters are a qualifying<br>interest in the nearby<br>Dornoch Firth and Morrich<br>More SAC, but no water<br>habitat on site |   | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site is currently grass and<br>does not contain much in<br>the way of other habitats<br>or corridors                        | Areas of<br>landscaping/plantin<br>g within site to<br>provide habitat links<br>into wider habitats<br>beyond site<br>boundary. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY   |   |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 6a | 0<br>Partially sheltered sited  |   |   | 0<br>Partially sheltered sited by   |

|    | by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |   |   | topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc  |
|----|---|---|---|--|
|    | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   | Adjacent to Church<br>Street.   | Access should be<br>taken through land<br>adjacent to Primary<br>School | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   | Access should be<br>taken through land<br>adjacent to Primary<br>School | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
|    | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Bus route goes through<br>Ardgay and there is a<br>footpath connection with<br>street lights from Lower<br>Gledfield.<br>Post office in Ardgay<br>within walking distance.<br>Railway station at Ardgay<br>with links to north and<br>south.<br>Beside Primary School<br>and nursery. |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | +<br>development could help<br>sustain existing services  | Adjacent to Primary<br>School so any<br>development should be<br>attractive to young<br>families.<br>Gledfield Primary School<br>has capacity.<br>Tain Royal Academy has<br>capacity.   |   | +<br>development could help<br>sustain existing services   |
|    | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines on site  | Some set back<br>from overhead lines<br>may be required.                | 0<br>Potential minor constraint<br>that can be mitigated   |
|    | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Water capacity but limited waste water treatment capacity.  | All development<br>should connect to<br>public sewer                    | ??<br>it is unknown whether a<br>connection will be<br>available   |
|    |   | HUMAN HEALTH AND R  | ECREATION   |  |

|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |  |
|-----|--|---|--|---|--|--|
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space  | Land is not currently used as open space  |  | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |  |
| 10b | 0<br>There will be no net<br>increase in open space  |   | Capacity of 6<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | +<br>Small scale increase in<br>open space  |  |  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |  |  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     | Adjacent to National<br>Cycle Network and<br>Highland Path Records,<br>but will not improve<br>connectivity of these to<br>any great extent.<br>No core plans on or near<br>site. |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |  |  |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network | Playing field across the<br>road, so increases<br>opportunity for future<br>residents of site to have<br>access to open space.  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |  |  |
|     | WASTE AND NATURAL RESOURCES  |   |  |   |  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |  |
| 11a | X<br>N/A no brownfield land<br>onsite  | Greenfield land   |  | X<br>N/A no brownfield land<br>onsite   |  |  |
| 11b | X<br>No contamination<br>present   |   |  | X<br>No contamination present   |  |  |
| 11c | -<br>Small scale use of<br>greenfield land   | No formal open space lost   |  | -<br>Small scale use of<br>greenfield land  |  |  |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate                                  | No existing structures on site  |  | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated                  |  |  |

|     | contaminated land   |  |  | land  |
|-----|---|--|--|---|
| 12a | X<br>not applicable to type or<br>location of development   | According to Scotland's<br>Soils, soil is not carbon<br>rich.  |  | X<br>not applicable to type or<br>location of development   |
| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land                        | Land is classed as 3.2.<br>This is not prime<br>agricultural land but is<br>comparatively good land. |  | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land                           |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   | Unlikely that scale of<br>development will justify<br>local recycling facilities                     |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                   |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                   |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |  | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development  | Not a business or industrial allocation  |  | X<br>Not applicable to type or<br>location of development   |
|     |   | LANDSCAP   | E  |   |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes | Near Dornoch Firth NSA.  |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes |
| 14b | X<br>N/A  |  |  | X<br>N/A  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Within SDA and an existing allocation.   | Sensitive siting and<br>design to replicate<br>existing pattern.<br>Eastern end of site<br>needs careful siting<br>and design. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |
| 15b | 0<br>proposal would not be<br>visually intrusive  |  | Sensitive siting and<br>design, especially<br>at eastern end of<br>site.   | 0<br>proposal would not be<br>visually intrusive  |
|     |   | CULTURAL HERI  | TAGE   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |

| 16a | X<br>Not applicable to type<br>or location of<br>development  | No Scheduled Monument<br>on or near site.  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|--|
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | No Historic Environment<br>Records on site but<br>several nearby.                            |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Near B Listed Free<br>Church of Scotland and<br>gate piers and Former<br>Free Church School. | Careful siting and<br>design due to<br>proximity of listed<br>buildings. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  | Not in a Conservation<br>Area  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   |  | Careful siting and Design.   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: AG<br>Railway Station<br>North  |                                | D 36 52<br>Hothank<br>Rose   |
|--|--------------------------------|--|
| Settlement: Arc                            | lgay                           | Tarino Contentino |
| Site size (ha): 0                          | ).9                            | AG02   |
| Preferred for<br>development:<br>Preferred | Preferred<br>uses:<br>Business | Ard gay<br>Case Set Crown copyright.<br>All rights reserved 100023369  |

|    | WATER/DRAINAGE CONSTRAINTS   |  |   |   |  |
|----|--|--|---|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | No waterbodies on site   | All development<br>should connect to<br>public sewer  | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable  |  |   | x<br>Not Applicable   |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | No known water supplies within 250m of site  |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source   |  |
|    | CLIMATE CHANGE   |  |   |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 2a | +<br>Mixed use proposal (e.g.<br>housing, employment<br>and community uses)<br>close to existing centres<br>of population and/or<br>similar uses, reducing<br>car use and enabling<br>use of active travel<br>choices and use of<br>public transport | Site in centre of Ardgay<br>and is beside railway<br>station.  |   | +<br>Mixed use proposal (e.g.<br>housing, employment and<br>community uses) close to<br>existing centres of<br>population and/or similar<br>uses, reducing car use<br>and enabling use of active<br>travel choices and use of<br>public transport |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk   | The site may be at risk<br>from coastal flooding as it<br>is near the Dornoch Firth.<br>Record of flooding<br>adjacent to north of site<br>due to surface water from<br>neighbouring field | A flood risk<br>assessment should<br>be submitted with<br>any planning<br>application. No<br>development<br>should take place in<br>areas shown to be<br>at risk of flooding. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues   |  |
| 4a | x  | Not in an area of coastal  |   | x   |  |

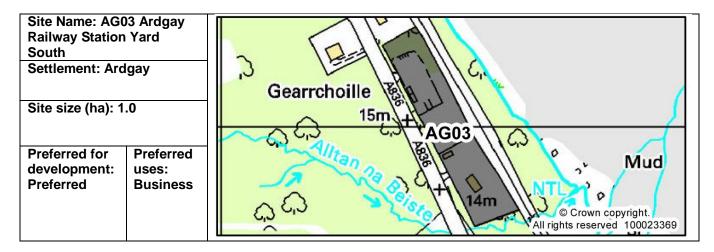
| BIODIVERSITY, FLORA AND FAUNAImage: Construction of the site of proposalCommentsMitigationPost Mitigation5a0<br>Unlikely to be any impact on national or local conservation (in cluding Geodiversity) sites due to nature or scale of proposalBrownfield siteEnhance habitat on site by augmenting the fringes.0<br>Unlikely to be arrow in nature or scale of proposal5b-<br>development of the site would have a minor negative effect on a Natura 2000 siteAdjacent to Dornoch Firth and Morrich More SAC.<br>Estuaries, mudflats and sandbanks which are stightly covered by seawater all the time are qualifying interest of Otters.0<br>Unlikely to be arrow interest of Otters.5cX<br>N/A no designations applySome woodland remains on fringes0<br>Unlikely to be any interest of Otters.X<br>N/A no designations apply5d0<br>Unlikely to be any impact on national or local conservation (in Geodiversity) sit nature or scale of proposal0<br>Oundet on the proposal5d0<br>Unlikely to be any impact on national or local conservation (in Geodiversity) sit nature or scale of proposal0<br>N/A no designations apply5d0<br>Unlikely to be any impact on national or local conservation (in Geodiversity) sit nature or scale of proposal0<br>Ounlikely to be any interest of Otters.5d10<br>Unlikely to be any impact on national or local conservation (in Geodiversity) sit nature or scale of proposal0<br>Ounlikely to be arrow on national or local conservation (in Geodiversity) sit nature or scale of proposal5d0<br>Unlikely to be any impact on national or local conservation (in Geodiversity) sites due to nature or scale of proposal0<br>Ounlikely to be arrow on nati              |                             |
|---|-----------------------------|
| 5a     0     Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal     Brownfield site     Enhance habitat on site by augmenting tree fringes.     0     Unlikely to be an on national or local conservation (including Geodiversity) sites due to nature or scale of proposal     0     Unlikely to be any intervention on site by augmenting tree fringes.     0     Unlikely to be any intervention on site by augmenting tree fringes.     0     Unlikely to be any intervention on site by augmenting tree fringes.     0     Unlikely to be any intervention on sational or local conservation (intervention in the site would have a minor negative effect on a Natura 2000 site     Adjacent to Dornoch Firth and Morrich More SAC.     No sewage     0     Unlikely to be any intervention on autional or local conservation (intervention to public sewer required Likely to be any intervention to public sewer required Likely to be any interest     0     Unlikely to be any intervention to possible effect on the Dornoch Firth SAC and qualifying interest of Otters.     0       5d     0     0     Unlikely to be any impact on national or local conservation (intiges on fringes     0     Unlikely to be any impact on national or local conservation (intiges due to nature or scale or proposal       5d     0     0     Unlikely to be any impact on national or local conservation (intiges due to nature or scale or proposal     0     Unlikely to be any interest of Otters.     0       5d     0     0     Unlikely to be any impact on national or local conservation (intiges due to nature or scale or |                             |
| Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposalAdjacent to Dornoch Firth<br>and Morrich More SAC.<br>Estuaries, mudflats and<br>sandflats not covered by<br>seawater all the time are<br>qualifying<br>interestNo sewage<br>discharge to land or<br>ounlikely to be ar<br>on national or lo<br>conservation (in<br>Geodiversity) sit<br>nature or scale of<br>proposal0<br>Unlikely to be ar<br>on national or lo<br>conservation (in<br>Geodiversity) sit<br>nature or scale of<br>proposal5b-<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 siteAdjacent to Dornoch Firth<br>and Morrich More SAC.<br>Estuaries, mudflats and<br>sandflats not covered by<br>seawater all the time are<br>qualifying habitats of<br>SAC. Otter is a Qualifying<br>interestNo sewage<br>dischare<br>connection to<br>public sewer<br>required Likely to<br>require cumulative<br>of SAC. Otter is a Qualifying<br>interest of Otters.0<br>Unlikely to be ar<br>water.5cX<br>N/A no designations<br>applySome woodland remains<br>on fringesX<br>N/A no designation<br>applyX<br>N/A no designation<br>apply5d0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geoliversity)<br>sites due to nature or<br>scale of proposalSome woodland remains<br>on fringes0<br>Unlikely to be ar<br>proposal5e??<br>UnknownAdjacent to Dornoch Firth<br>and Morrich More SAC.<br>Otters and Common<br>Seale are qualifying<br>inature or scale of proposalAsurvey indicating<br>whether or not<br>otters are present<br>should accompany??<br>Unknown            | Score                       |
| development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 siteand Morrich More SAC.<br>Estuaries, mudflats and<br>sandflats not covered by<br>seawater at low tide, reefs<br>and sandbanks which are<br>slightly covered by<br>seawater all the time are<br>qualifying habitats of<br>SAC. Otter is a Qualifying<br>Interestdischarge to land or<br>water.<br>Connection to<br>public sewer<br>required.Likely to<br>required.Likely to<br>refect on the<br>Dornoch Firth SAC<br>and qualifying<br>interest of Otters.Unlikely to be an<br>or national or loc<br>conservation (im<br>Geodiversity) sit<br>ature or scale of<br>proposal5cX<br>N/A no designations<br>applySome woodland remains<br>on fringesX<br>N/A no designation<br>on fringesX<br>N/A no designation<br>on fringesX<br>N/A no designation<br>on fringes5d0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposalSome woodland remains<br>on fringes0<br>Unlikely to be ar<br>on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal??<br>UnknownAdjacent to Dornoch Firth<br>and Morrich More SAC.<br>Otters and Common<br>Seale are qualifyingA survey indicating<br>whether or not<br>otters are present<br>should accompany??<br>Unknown  | cal<br>cluding<br>es due to |
| 5cX<br>N/A no designations<br>applyN/A no designations<br>apply5d0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>   | cal<br>cluding<br>es due to |
| Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposalon fringesUnlikely to be an<br>on national or loc<br>   | ons apply                   |
| Unknown and Morrich More SAC. whether or not Unknown<br>Otters and Common<br>Seals are qualifying should accompany  | cal<br>cluding<br>es due to |
| species of SAC. any planning application.   |                             |
| 5f     X       N/A no designations<br>apply     X   | ons apply                   |
| 5g0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposalExisting brownfield land.Provide vegetation<br>site, retain tree<br>fringe/screen.0<br>Unlikely to be an<br>on national or loc<br>conservation (including Geodiversity)<br>sites due to nature or<br>scale of proposal   | cal<br>cluding<br>es due to |
| SITE DELIVERABILITY/ SUSTAINABILITY   |                             |

|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
|----|---|---|---|--|
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |   |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |   |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   | Preferred access<br>via existing station<br>road.   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Bus route passes the site.<br>Beside railway station.   |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | X<br>N/A  | Business use  |   | X<br>N/A   |
| 9a | -<br>Some servicing<br>constraints that could be<br>mitigated and/or "Bad<br>neighbour" nearby that<br>is incongruous to the<br>proposed use and could<br>cause minor disturbance   | No overhead lines or<br>pipes on site although<br>overhead lines adjacent to<br>site.<br>Adjacent to railway line,<br>although this should not<br>impact use of site. | Set back from railway line.   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Water capacity but limited waste water treatment capacity.  | Development on<br>site may contribute<br>to improvement. All<br>development<br>should connect to<br>the public sewer. | ??<br>it is unknown whether a<br>connection will be<br>available   |
|    |   | HUMAN HEALTH AND R  | ECREATION   | ·  |

|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
|-----|---|--|---|--|
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space                                       | Land is not currently used as open space   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space                        |
| 10b | 0<br>There will be no net<br>increase in open space   |  |   | 0<br>There will be no net<br>increase in open space                                  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                | Site is enclosed by a<br>railway line and a road so<br>connections are difficult<br>and development of site<br>will not have any impact<br>on this.    |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                 |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                | Site adjacent to National<br>Cycle Network, has<br>footpath connections and<br>is within walking distance<br>of the Gearr Choille<br>Ancient Woodland. |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                 |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                | Existing footpath connections to site  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections       | 0<br>Utilises or is in close<br>proximity to existing<br>connections                 |
|     |   | WASTE AND NATURAL  | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         |  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings          |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Brownfield land. Site lies<br>on former railway sidings,<br>goods shed (SU-RAL-<br>1002) and a garage (SU-<br>GAR-1021)                                | An assessment of<br>potential<br>contamination<br>issues would be<br>required | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite |
| 11c | X<br>No Greenfield Land   |  |   | X<br>No Greenfield Land  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         |  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings          |
| 12a | X<br>not applicable to type or<br>location of development   | Previously developed<br>land.<br>Podzol, no peat present.  |   | X<br>not applicable to type or<br>location of development                            |
|     |   |  |   |  |

|     | location of development  | previously used.  |  | location of development   |
|-----|--|---|--|---|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   | Business use so<br>potential to provide<br>recycling facilities<br>on site   | +<br>Will facilitate sustainable<br>waste management at a<br>local scale  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facility nearby   |  | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |  | LANDSCAPI   | Ē  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities   | Within Dornoch Firth<br>NSA. Site lies between<br>the road and the Dornoch<br>Firth.  | Sensitive siting and<br>design. Retain and<br>enhance tree<br>screening and<br>ensure<br>development is of a<br>scale to limit impact<br>on landscape. | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | X<br>N/A   |   |  | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA and a central<br>site in the village.<br>Previously used land<br>adjacent to railway line so<br>business use would be<br>compatible with the<br>character of the<br>surrounding area.  |  | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Within the exsiting built up<br>area. Site lies below the<br>level of the A836 so low<br>rise buildings would not<br>be intrusive. Site is<br>currently cleared and<br>been left as a hard<br>standing, redvelopment<br>wuld improve appearance<br>of site. | Sensitive siting and<br>design, low rise<br>buildings  | 0<br>proposal would not be<br>visually intrusive  |

|     |   | CULTURAL HER  | ITAGE                        |  |
|-----|---|---|------------------------------|--|
|     | Pre-Mitigation score  | Comments  | Mitigation                   | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |   |                              | X<br>Not applicable to type or<br>location of development  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Several THC Historic<br>Environment Records<br>nearby, although<br>development of site<br>should not affect them. | Sensitive siting and design. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Proximity to C Listed railway bridge.   | Sensitive siting and design. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   |                              | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |                              | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |                              | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |                              | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |                              | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |



|    | WATER/DRAINAGE CONSTRAINTS  |  |  |  |  |
|----|---|--|--|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | Small watercourse on SE<br>of site, but not RBMP                                     |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  | Small watercourse on site  | No culverting;<br>provide buffer<br>around watercourse                 | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | No water supplies within 250m of the site  |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
|    |   |  | IGE  |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel | Site currently used as<br>Council Depot.   |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |
| За | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or  | The site may be at risk<br>from coastal flooding as it<br>is near the Dornoch Firth. | A flood risk<br>assessment should<br>be submitted with<br>any planning | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on  |  |

|    | within an indicative area<br>of medium to high flood<br>risk  | Small watercourse at SE   | application. No<br>debelopment<br>should take place in<br>areas shown to be<br>at risk of flooding.   | existing flooding issues  |
|----|---|---|---|---|
| 4a | x<br>Not Applicable   | Not in an area of coastal erosion   |   | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA   |   |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Existing brownfield land.   | Maintain and<br>enhance the<br>retained tree cover<br>around and partly<br>within the site.   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Adjacent to Dornoch Firth<br>and Morrich More SAC.<br>Estuaries, mudflats and<br>sandflats not covered by<br>seawater at low tide, reefs<br>and sandbanks which are<br>slightly covered by<br>seawater all the time are<br>qualifying habitats of<br>SAC.<br>Site currently in use. | No sewage<br>discharge to land.<br>Connection to<br>public sewer<br>required.Likely to<br>require HRA<br>assessment in<br>relation to possible<br>effect on the SAC<br>and qualifying<br>interest of otters | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply  |
| 5d | -<br>Tree removal<br>/afforestation required of<br>non protected woodland.<br>localised and<br>medium/short term                                  | Part of site already used for depot.  | Sensitive siting and<br>design.<br>Safeguard trees<br>within and around<br>the site. Trees<br>along the road and<br>railway should be<br>retained.  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Adjacent to Dornoch Firth<br>and Morrich More SAC.<br>Otters and Common<br>Seals are qualifying<br>species of SAC.  | A survey indicating<br>whether or not<br>otters are present<br>should accompany<br>any planning<br>application. Otters<br>need to be<br>consided as part of<br>the HRA of the<br>Plan.                      | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply  |

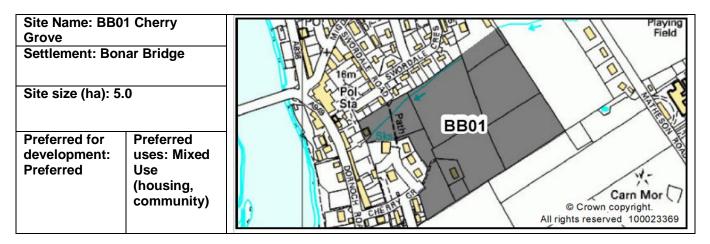
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Existing brownfield land.   | Encourage<br>additional planting<br>on site and retain<br>existing trees on<br>site. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|----|---|---|--|--|
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |   | Maintain tree belt<br>around site  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   | Site already in use.  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  | Bus route passes the site.<br>Around 600m to railway<br>station.  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b | X<br>N/A  | Business use  |  | X<br>N/A   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No overhead lines or<br>pipes on site although<br>overhead lines adjacent to<br>site.<br>Adjacent to railway line,<br>although this should not<br>impact use of site. | Set back from railway line.  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Water capacity but limited<br>waste water treatment<br>capacity.<br>Existing use on site but<br>unclear how much<br>additional capacity would                         | All development<br>should connect to<br>public sewer                                 | ??<br>it is unknown whether a<br>connection will be<br>available   |

|     |   | be required.  |   |  |
|-----|---|---|---|--|
|     |   | HUMAN HEALTH AND R  | RECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Land is not currently used<br>as open space. Used for<br>Council Depot  |   | 0<br>Unlikely to have any<br>impact on existing open<br>space                        |
| 10b | 0<br>There will be no net<br>increase in open space   | Land is not currently used<br>as open space. Used for<br>Council Depot  |   | 0<br>There will be no net<br>increase in open space                                  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Beside Gearr Choille<br>Ancient Woodland.   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                 |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Site adjacent to National<br>Cycle Network and is<br>within walking distance of<br>the Gearr Choille Ancient<br>Woodland. |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                 |
| 10e | -<br>The proposal does not<br>connect or relate well to<br>existing open space or<br>access networks or<br>green networks |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections       | 0<br>Utilises or is in close<br>proximity to existing<br>connections                 |
|     |   | WASTE AND NATURAL   | RESOURCES   | •  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings   |   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings          |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site                       | Brownfield land.  | An assessment of<br>potential<br>contamination<br>issues would be<br>required | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite |
| 11c | X<br>No Greenfield Land   |   |   | X<br>No Greenfield Land  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings   | Existing buildings and services on site   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings          |
| 12a | X<br>not applicable to type or<br>location of development   | Previously developed<br>land.<br>Podzol, no peat present.   |   | X<br>not applicable to type or<br>location of development                            |

| 12b | X<br>not applicable to type or<br>location of development  | Sits within an area of 3.1<br>land, however land has<br>been previously used.   |  | X<br>not applicable to type or<br>location of development   |
|-----|--|---|--|---|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Allocated for business use<br>but current use as a<br>Council Depot would<br>make it difficult to safely<br>introduce community<br>recycling facilities here  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facility nearby   |  | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |  | LANDSCAPE   | 1  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities   | Within Dornoch Firth<br>NSA. Site is located<br>between the road and the<br>NSA.  | Sensitive siting and<br>design.<br>Retain mature trees<br>between site and<br>A836. Landscape<br>impacts could be<br>mitigated by<br>agreement over a<br>Design Statement. | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | X<br>N/A   |   |  | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA and existing<br>allocated site. Previously<br>used and currently used<br>land adjacent to railway<br>line so business use<br>would be compatible with<br>the character of the<br>surrounding area. The<br>tree screening helps the<br>site to be absorbed into<br>the landscape. |  | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Site already in use   | Sensitive siting and<br>design.<br>Retain trees<br>between site and<br>A836.   | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI   | TAGE   |   |

|     | Pre-Mitigation score   | Comments | Mitigation | Post Mitigation Score                                     |
|-----|--|----------|------------|---|
| 16a | X<br>Not applicable to type<br>or location of<br>development |          |            | X<br>Not applicable to type or<br>location of development |
| 16b | X<br>Not applicable to type<br>or location of<br>development |          |            | X<br>Not applicable to type or<br>location of development |
| 16c | X<br>Not applicable to type<br>or location of<br>development |          |            | X<br>Not applicable to type or<br>location of development |
| 16d | X<br>Not applicable to type<br>or location of<br>development |          |            | X<br>Not applicable to type or<br>location of development |
| 16e | X<br>Not applicable to type<br>or location of<br>development |          |            | X<br>Not applicable to type or<br>location of development |
| 16f | X<br>Not applicable to type<br>or location of<br>development |          |            | X<br>Not applicable to type or<br>location of development |
| 16g | X<br>Not applicable to type<br>or location of<br>development |          |            | X<br>Not applicable to type or<br>location of development |
| 16h | X<br>Not applicable to type<br>or location of<br>development |          |            | X<br>Not applicable to type or<br>location of development |

## **Bonar Bridge**



|    | WATER/DRAINAGE CONSTRAINTS   |   |  |   |  |
|----|--|---|--|---|--|
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | Small watercourse runs<br>through site but not<br>RBMP  |  | x<br>Not Applicable   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate   | Small watercourse<br>through site   | Retain and<br>integrate<br>watercourses as<br>natural features<br>within the<br>development. | +<br>development will have a<br>small or local scale<br>positive impact on water<br>quality or water supply   |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | No known water supplies within 250m of the site   |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source   |  |
|    |  |   | NGE  |   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 2a | +<br>Mixed use proposal (e.g.<br>housing, employment<br>and community uses)<br>close to existing centres<br>of population and/or<br>similar uses, reducing<br>car use and enabling<br>use of active travel<br>choices and use of<br>public transport | Community hospital<br>already built on site. GP<br>surgery and Bradbury<br>Centre adjacent to site.<br>Within comfortable<br>walking distance of shops. |  | +<br>Mixed use proposal (e.g.<br>housing, employment and<br>community uses) close to<br>existing centres of<br>population and/or similar<br>uses, reducing car use<br>and enabling use of active<br>travel choices and use of<br>public transport |  |
| За | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or   | SEPA record of surface water flooding from field  | Flood risk<br>assessment may<br>be required  | +<br>Provision of SUDS or<br>flood management plan<br>could address local   |  |

|    | within an indicative area<br>of medium to high flood<br>risk  |   |   | flooding issues   |
|----|---|---|---|---|
| 4a | x<br>Not Applicable   | Not at coast  |   | x<br>Not Applicable   |
|    |   | BIODIVERSITY, FLORA   |   |   |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | In close proximity of two<br>SAC. A small watercourse<br>on north side of site  | Buffer strip along<br>water course to<br>encourage<br>biodiversity on site  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Adjacent to Dornoch Firth<br>and Morrich More SAC .<br>Estuaries, mudflats and<br>sandflats are qualifying<br>habitats of SAC. Proximity<br>to River Oykel SAC.<br>Issues with otters and<br>water quality. Site partially<br>in use. | No sewage<br>discharge to land.<br>Connection to<br>public sewer<br>required. Likely to<br>require HRA<br>assessment due to<br>potential impact on<br>the qualifying<br>interests of the<br>nearby SACs | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Adjacent to Dornoch Firth<br>and Morrich More SAC.<br>Otters and Common<br>Seals are qualifying<br>species of SAC. Small<br>watercourse on site   | A survey indicating<br>whether or not<br>otters are present<br>should accompany<br>any planning<br>application. This<br>should be<br>consdiered as part<br>of the HRA<br>assessment                     | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   | No known designations   |   | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation  | Site is partially developed.  | Maintain<br>hedgerows and<br>provide buffer strip<br>between small  | +<br>proposal will help<br>safeguard a national, local<br>conservation or   |

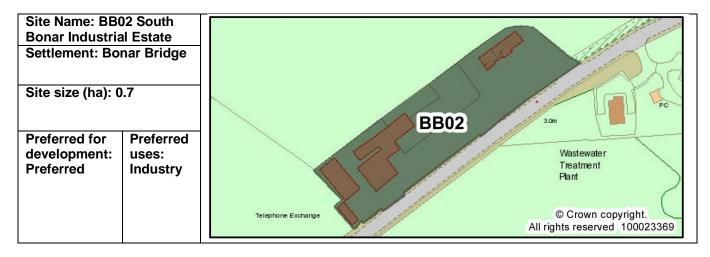
|    | (including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  | watercourse and any development   | geodiversity site  |
|----|---|--|---|--|
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   | Remaining lower part of<br>site is shletered frm<br>surrounding buildings.<br>Top end of site that<br>remains will get some<br>shelter from the new<br>hospital building   |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Current access from<br>Dornoch Road.   |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Within walking distance of<br>several shops and a GP<br>surgery and hospital. A<br>bus connection passes<br>through the village going<br>to Tain and Dornoch.<br>Primary school and<br>nursery within walking<br>distance. | Ensure pedestrian<br>connections to and<br>from site – ensure<br>pedestrian access<br>onto Migdale Road<br>for Primary School<br>and nursery. | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | +<br>development could help<br>sustain existing services  | Capacity at Dornoch<br>Academy and at Bonar<br>Bridge Primary School –<br>capacity of 77% and 37%<br>respectively for 2013/14.   |   | +<br>development could help<br>sustain existing services   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | There are electricity lines<br>around the site but none<br>that cross over it.<br>Connection to electricity<br>supply should not be an<br>issue.   |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste   | Limited spare water capacity. Bonar Bridge   | All development should connect to   | 0<br>Public water/waste water  |

|     | water and mains<br>connection available on<br>site or within 200m of<br>the site | New WTW not identified<br>by Scottish Water as<br>priority for additional<br>strategic capacity within<br>2010-15 investment<br>period. Waste water has<br>spare capacity. | public sewer  | and mains connection<br>available on site or within<br>200m of the site  |  |  |
|-----|--|--|---|--|--|--|
|     | HUMAN HEALTH AND RECREATION  |  |   |  |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |  |  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space                    | Part of the site is already<br>developed and the<br>remainder is not used as<br>formal open space.   | Pedestrian<br>connection onto<br>Migdale Road to<br>improve access<br>and green network<br>connectivity to<br>playing field across<br>from Primary<br>School.                               | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |  |  |
| 10b | 0<br>There will be no net<br>increase in open space                              |  | Capacity of 30<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | +<br>Small scale increase in<br>open space   |  |  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections             |  | Ensure pedestrian<br>access onto<br>Migdale<br>RoadEnsure<br>pedestrian access<br>onto Migdale Road   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |  |  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections             | Adjacent to National<br>Cycle Network and<br>Highland Path Records.<br>Core path at south<br>western end of site where<br>new hospital is built                            | Ensure pedestrian<br>access onto<br>Migdale Road  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |  |  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections             | Playing field across from<br>Primary School.   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |  |  |
|     |  | WASTE AND NATURAL  | RESOURCES   |  |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |  |  |

| 11a | X<br>N/A no brownfield land<br>onsite  | The undeveloped part of the site is greenfield.   |  | X<br>N/A no brownfield land<br>onsite   |
|-----|--|---|--|---|
| 11b | X<br>No contamination<br>present   |   |  | X<br>No contamination present   |
| 11c | -<br>Small scale use of<br>greenfield land   | No formal open space<br>lost. Site partly<br>developed.   |  | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No Greenfield Land  | Greenfield site, no<br>structures on reamining<br>undeveloped land.   |  | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development  | According to Scotland's<br>Soils, soil is not carbon<br>rich - podzol   |  | X<br>not applicable to type or<br>location of development   |
| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land   | Land is classed as 3.2.<br>This is not prime<br>agricultural land but is<br>comparatively good land.<br>Site partially developed. |  | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land                           |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Allocated for mixed use of<br>housing and community<br>use. Hospital already built<br>on part of site.                            | May be potential to<br>provide recycling<br>facilities   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management site nearby   |  | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development   | Not allocated for business<br>or industrial uses, so<br>unsuitable site for waste<br>management activities                        |  | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAPI   |  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities | Located within Dornoch<br>Firth NSA.<br>Adjacent to built up area.  | Sensitive siting and<br>design, due to<br>location within<br>NSA, especially at<br>eastern end of site<br>which is the most<br>elevated. | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes |
| 14b | Х  |   |  | Х   |

|     | N/A  |   |   | N/A   |
|-----|--|---|---|---|
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA and an<br>existing<br>allocation.Sutherland<br>Housing Landscape<br>Capacity Study<br>designates top part of the<br>site area as potentially<br>unsuitable for<br>development due to value<br>of the scenic resource.<br>Key view over the Firth<br>from Migdale Road. | Sensitive siting and<br>design, especially<br>at eastern end of<br>site.          | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | There is already elevated<br>development to the north<br>of the site and there is<br>existing development<br>further up the hill.   | Sensitive siting and design especially at eastern end of site.                    | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI   | TAGE  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  |   | Possible<br>archaeological<br>remains on site<br>which may need<br>investigation. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features            | Migdale Hospital is further<br>up the hill in the<br>background of this site.   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16d | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16e | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |

| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |



|    | WATER/DRAINAGE CONSTRAINTS  |  |   |  |
|----|---|--|---|--|
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 1a | x<br>Not Applicable   | River Carron is to the<br>north; classed as<br>moderate; important for<br>fresh water fish.<br>Groundwater classed as<br>good in 2008.   |   | x<br>Not Applicable  |
| 1b | x<br>Not Applicable   | No waterbodies on site.  |   | x<br>Not Applicable  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | No known water supplies withni 250m of site  |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |
|    |   |  | NGE   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel | Existing industrial estate<br>within walking distance of<br>Bonar Bridge.  |   | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |
| 3a | <br>Most of the site (>50%)<br>is within an area known<br>to flood or within an<br>indicative area of<br>medium to high flood<br>risk   | Pluvial flood risk to north<br>west of site; fluvial flood<br>risk to east of site; coastal<br>flood risk over and around<br>site. The site is at<br>3mAOD, which is below<br>the 1 in 200 year water<br>level for coastal flooding<br>for the area of | Flood risk<br>assessment<br>required to<br>demonstrtae<br>development not at<br>risk of flooding. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |

|    |   | 3.59mAOD.  |   |   |
|----|---|--|---|---|
| 4a | x<br>Not Applicable   | Not at coast   |   | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Existing industrial estate.  | All development<br>must connect to<br>public sewer  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Proximity to Dornoch Firth<br>and Morrich More SAC<br>and River Oykel SAC.<br>May be possible impacts<br>on River Oykel SAC, e.g<br>on water quality from<br>drainage/sewerage.Existi<br>ng development on site. | Providion of<br>appropriate waste<br>water<br>arrangements<br>should have regard<br>to risk of flooding<br>leading to<br>contamination of<br>Dornoch Firth and<br>Morrich More SAC<br>and River Oykel<br>SAC. Potential<br>HRA assessment<br>as otter are<br>qualifying interest. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Otters are a qualifying<br>interest of the adjacent<br>Dornoch Firth and Morrich<br>More SAC.  | Otter survey and<br>protection plan (if<br>necessary) should<br>accompany any<br>plannnig<br>application other<br>than for the modest<br>extension or<br>alteration of an<br>existing building.   | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any   | Existing industrial estate.  |   | 0<br>Unlikely to be any impact  |

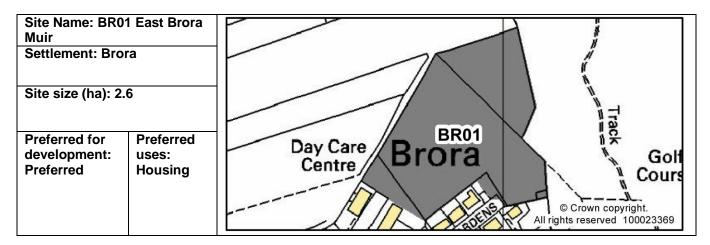
|    | impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal                                    |  |   | on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal              |
|----|---|--|---|--|
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | -<br>Minor exposed site with<br>minimal shelter from<br>topography or<br>vegetation. North west<br>facing slope or flat site                              | Existing development on site   |   | -<br>Minor exposed site with<br>minimal shelter from<br>topography or vegetation.<br>North west facing slope or<br>flat site |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network | Existing industrial estate.  |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  | Consolidate<br>existing access<br>arrangements to<br>decrease number<br>of entry points into<br>A836. | +<br>Opportunity to improve<br>local access issues   |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  | Within walking distance of<br>Bonar Bridge and bus<br>routes.  |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections                         |
| 8b | X<br>N/A  | Industrial use.  |   | X<br>N/A   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | There are electricity lines<br>around the site but none<br>that cross over it.<br>Connection to electricity<br>supply should not be an<br>issue.   |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Limited spare water<br>capacity. Bonar Bridge<br>New WTW not identified<br>by Scottish Water as<br>priority for additional<br>strategic capacity within<br>2010-15 investment<br>period. Waste water has<br>spare capacity but<br>industrial estate is not | All development<br>should connect to<br>public sewer  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site                     |

|     |   | connected.   |   |  |
|-----|---|--|---|--|
|     |   | HUMAN HEALTH AND F   | RECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space                                       | Industrial site  |   | 0<br>Unlikely to have any<br>impact on existing open<br>space                        |
| 10b | 0<br>There will be no net<br>increase in open space   | Industrial site  |   | 0<br>There will be no net<br>increase in open space                                  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                | Existing industrial estate<br>that will not have any<br>impact on connectivity of<br>open space.                           |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                 |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                | National cycle network<br>route goes past site;<br>footpath goes past site<br>connecting it to Bonar<br>Bridge and Ardgay. |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                 |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                 |
|     |   | WASTE AND NATURAL  | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         |  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings          |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Fuel tanks underground<br>from previous use as a<br>petrol station.  | Assessment of<br>potential<br>contamination<br>required.                | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite |
| 11c | X<br>No Greenfield Land   |  |   | X<br>No Greenfield Land  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         | Some existing buildings<br>on site that could be<br>redeveloped.   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings          |
| 12a | X<br>not applicable to type or<br>location of development   | Alluvial soils around site.  |   | X<br>not applicable to type or<br>location of development                            |
| 12b | X<br>not applicable to type or  | Brownfield site  |   | X<br>not applicable to type or   |

|     | location of development  |   |  | location of development   |
|-----|--|---|--|---|
| 13a | +<br>Will facilitate sustainable<br>waste management at a<br>local scale   | Existing recycling provisions on site.  |  | +<br>Will facilitate sustainable<br>waste management at a<br>local scale  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facility nearby   |  | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria                                  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |  | LANDSCAPI   | Ē  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  | Adjacent to Dornoch First<br>NSA, however industrial<br>estate already on site.   | Sensitive siting and<br>improved design<br>required.                           | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | X<br>N/A   |   |  | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA and an<br>existing allocation.<br>Established industrial site<br>with footpath conenctions<br>to Bonar Bridge and<br>Ardgay. |  | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Industrial estate currently<br>on site. Any development<br>of site could help improve<br>its appearance.                                | Sensitive siting and<br>improved design.<br>Landscaping<br>should be provided. | +<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in wider general scenery<br>and/ or Type of proposed<br>development fits well with<br>existing development                                |
|     |  | CULTURAL HERI   | TAGE   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 16a | X<br>Not applicable to type  |   |  | X<br>Not applicable to type or  |

|     | or location of development  |  |  | location of development  |
|-----|---|--|--|--|
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Historic Environment<br>Record (Ardross Hotel) on<br>site. | Any archaeological<br>remains must be<br>recorded. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

## Brora



|    | WATER/DRAINAGE CONSTRAINTS  |   |            |   |
|----|---|---|------------|---|
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |
| 1a | x<br>Not Applicable   |   |            | x<br>Not Applicable   |
| 1b | x<br>Not Applicable   |   |            | x<br>Not Applicable   |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of site   |            | x<br>Not Applicable   |
|    | CLIMATE CHANGE  |   |            |   |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                       |   |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                           |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues        | Small part of site at risk<br>from surface water<br>flooding but no flood risk<br>assessment required |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues           |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues | Close to coast but erosion<br>unlikely to affect this<br>development                                  |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues |
|    | ·   | BIODIVERSITY, FLORA   | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |
| 5a | 0   | Site is currently partly  |            | 0   |

SAC01-Site Assessment Checklist

| 6a | -<br>Minor exposed site with  | Flat site, exposed to coast  | Shelterbelt planting to minimise   | 0<br>Partially sheltered sited by   |
|----|---|--|--|---|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |   |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site is currently partly<br>used as paddock,<br>remainder is grass field<br>with no major hedgerows<br>or variety of habitat.<br>Potential through<br>development to create<br>more variety of habitat | Provide<br>shrub/hedge<br>planting   | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Inverbrora<br>SSSI, but not adjacent to<br>it so there should be no<br>impacts  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Moray Firth<br>SAC  | Likely to require<br>cumulative HRA<br>assessment in<br>relation to possible<br>effect on the Moray<br>Firth SAC. All<br>development<br>should connect to<br>the public sewer. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    | Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal      | used as paddock,<br>remainder is grass field<br>with no majot hedgerows<br>or variety of habitat.<br>Potential through<br>development to create<br>more variety of habitat                             |  | Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal      |

|    | Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network                        |   |   |  |
|----|---|---|---|--|
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access                        |   | Ben Mailey<br>Gardens to serve<br>as main access.<br>Level of<br>development from<br>Muirfield Gardens<br>to have regard to<br>existing care<br>facilities. | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                        |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections        |   |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections     |
| 8b | +<br>development could help<br>sustain existing services  | Brora Primary School and<br>Golspie High School both<br>have capacity |   | +<br>development could help<br>sustain existing services   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No overhead lines on site   |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site | Backies WTW has<br>capacity, Brora WWTW<br>has capacity               | All development<br>should connect to<br>the public sewer  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|    | -   | HUMAN HEALTH AND R  | ECREATION   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
|    |   |   | Capacity of 40  | +  |

|                             |  |  | Guidance.   |   |
|-----------------------------|--|--|---|---|
| 10b                         | +<br>Small scale increase in<br>open space   |  | Capacity of 40<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | +<br>Small scale increase in<br>open space  |
| 10c                         | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |  |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
| 10d                         | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     | One core path goes<br>through site at bottom end<br>near Ben Mailey Gardens.<br>Several toher path<br>records are shown going<br>up to site boundary | Core path to be<br>protected. Maintain<br>and extend<br>pedestrian links<br>that come up to site<br>boundary  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
| 10e                         | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network |  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
| WASTE AND NATURAL RESOURCES |  |  |   |   |
|                             | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 11a                         | X<br>N/A no brownfield land<br>onsite  | Undeveloped land   |   | X<br>N/A no brownfield land<br>onsite   |
| 11b                         | X<br>No contamination<br>present   |  |   | X<br>No contamination present   |
| 11c                         | -<br>Small scale use of<br>greenfield land   |  |   | -<br>Small scale use of<br>greenfield land  |
| 11d                         | X<br>No Greenfield Land  |  |   | X<br>No Greenfield Land   |
| 12a                         | X<br>not applicable to type or<br>location of development  | Majority of site is brown<br>earth and a small amount<br>is podzol   |   | X<br>not applicable to type or<br>location of development   |
| 12b                         | ??<br>Unknown  | Soil classifcation data not<br>available. Part of site<br>currently used as a<br>paddock   |   | ??<br>Unknown   |

| r   | 1  | 1   |   | 11   |
|-----|--|---|---|--|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Relatively small development  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities near site  |   | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   | Business and industrial uses not proposed for site  |   | X<br>Not applicable to type or<br>location of development  |
|     |  | LANDSCAPI   | Ē   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 14a | X<br>N/A   |   |   | X<br>N/A   |
| 14b | X<br>N/A   |   |   | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | Within SDA and current<br>allocation for housing.<br>Adjacent to an<br>established area of<br>housing | Design sympathetic<br>to landscape<br>setting, regard to<br>proximity to golf<br>course | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Will be quite a visible development   | Design sympathetic<br>to landscape<br>setting, regard to<br>proximity to golf<br>course | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI   | TAGE  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development  |
| 16b | X<br>Not applicable to type<br>or location of<br>development   | No HER on or around site  |   | X<br>Not applicable to type or<br>location of development  |
| 16c | X<br>Not applicable to type<br>or location of<br>development   | No listed buildings on or around site   |   | X<br>Not applicable to type or<br>location of development  |

| 16d | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: BR0<br>Street<br>Settlement: Bro | -                             |      |            |   |
|---|-------------------------------|------|------------|---|
| Site size (ha): 0                           |                               |      | BR02       | BR06  |
| Preferred for<br>development:<br>Preferred  | Preferred<br>uses:<br>Housing | Pord | Punta Alta | © Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |   |  |   |  |
|----|--|---|--|---|--|
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | Adjacent to River Brora<br>which is in RBMP and has<br>a good status with no<br>pressures identified.               |  | x<br>Not Applicable   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | River adjacent to site,<br>however there is a tree<br>line between the river the<br>site that is being<br>developed | Keep development<br>back from river<br>edge  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | No water supplies noted within 250m of site   |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
|    |  |   | NGE  |   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  | Permission for 9 serviced housing plots   |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk                         | Adjacent to both coastal<br>and fluvial flood risk.<br>Topography unclear   | Flood risk<br>assessment<br>required and no<br>development<br>should take place in<br>areas shown to be<br>at risk from flooding | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |  |
| 4a | x  | Not at coast  |  | x   |  |

|    | Not Applicable  |   |   | Not Applicable  |
|----|---|---|---|---|
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA   |   |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site is currently cleared<br>so unlikely to be rich in<br>biodiversity in current<br>state  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Moray Firth<br>SAC but unlikely to have<br>impact  | Likely to require<br>HRA assessment.<br>All development<br>should connect to<br>the public sewer.                             | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Adjacent to Inverbrora<br>SSSI. The SSSI boundary<br>is much tighter to the<br>interest than the GCR<br>boundary. As long as the<br>development stays within<br>the current plot boundary<br>and out of the SSSI there<br>is no problem | Avoid intrusion into<br>SSSI  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Tree line along river edge<br>but outwith development<br>site.  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |   | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Adjacent to Inverbrora<br>SSSI. The SSSI boundary<br>is much tighter to the<br>interest than the GCR<br>boundary. As long as the<br>development stays within<br>the current plot boundary<br>and out of the SSSI there<br>is no problem | Avoid intrusion into<br>SSSI  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or                      | River corridor needs to be protected and enhanced   | Ensure wildlife<br>corridors are<br>provided into<br>adjacent wider<br>countryside.<br>Reinforce tree belt<br>along rnorthern | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of             |

|    | scale of proposal   |   | boundary   | proposal   |
|----|---|---|--|--|
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   | Flat site, west facing  |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   | Already got planning<br>permission                                    |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Site road layout in place   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Existing footpath<br>connections                                      |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | +<br>development could help<br>sustain existing services  | Brora Primary School and<br>Golspie High School both<br>have capacity |  | +<br>development could help<br>sustain existing services   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No overhead lines on site   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Backies WTW has<br>capacity, Brora WWTW<br>has capacity               | All development<br>should connect to<br>the public sewer | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|    |   | HUMAN HEALTH AND R  | ECREATION  |  |

|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
|-----|--|---|--|--|
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space        | Unused open space at<br>present   |  | 0<br>Unlikely to have any<br>impact on existing open<br>space        |
| 10b | +<br>Small scale increase in<br>open space                           |   | Permission for 9<br>serviced housing<br>plots so publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | +<br>Small scale increase in<br>open space                           |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections | Site is not beside other areas of formal open space                                 |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections | No core paths, footpath<br>goes along Rosslyn Street                                |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections  | 0<br>Utilises or is in close<br>proximity to existing<br>connections |
|     |  | WASTE AND NATURAL   | RESOURCES  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite                                |   |  | X<br>N/A no brownfield land<br>onsite                                |
| 11b | X<br>No contamination<br>present                                     |   |  | X<br>No contamination present  |
| 11c | -<br>Small scale use of<br>greenfield land                           | Permission for 9 units  |  | -<br>Small scale use of<br>greenfield land                           |
| 11d | X<br>No Greenfield Land  | No existing structures on site  |  | X<br>No Greenfield Land  |
| 12a | X<br>not applicable to type or<br>location of development            | Podzol on site  |  | X<br>not applicable to type or<br>location of development            |
| 12b | ??<br>Unknown  | No information available.<br>Site is cleared and not<br>being used for agricultural |  | ??<br>Unknown  |

|     |  | purposes  |            |   |
|-----|--|---|------------|---|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Relatively small development  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |   |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities near site  |            | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development   | Not proposed for business<br>or industrial uses   |            | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAPI   | E          |   |
|     | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
| 14a | X<br>N/A   |   |            | X<br>N/A  |
| 14b | X<br>N/A   |   |            | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA and current<br>allocation. Shown in<br>Sutherland Landscape<br>Capacity Study as an<br>area of potential housing<br>to reinforce existing<br>cluster/pattern of<br>buildings.  |            | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | There are existing<br>buildngs along the road<br>frontage which will help<br>make this development<br>less visually intrusive. Will<br>be easily seen from<br>across the river on the<br>approach to Brora,<br>however it wil be against<br>a abckdrop of the existing<br>built up area |            | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI   | TAGE       |   |
|     | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
| 16a | X<br>Not applicable to type  |   |            | X<br>Not applicable to type or  |

|     | or location of development  |   | location of development  |
|-----|---|---|--|
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | No HER on site  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Adjacent to a C Listed<br>building and several more<br>C and B listed buildings<br>along Rosslyn Street | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: BR03<br>Woolen Mill             |                               |  |
|--|-------------------------------|--|
| Settlement: Bror                           | a                             |  |
| Site size (ha): 1.9                        | 95                            | (Depot France and A                                |
| Preferred for<br>development:<br>Preferred | Preferred<br>uses:<br>Housing | BR03<br>Brore<br>Indust.<br>State<br>Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |   |   |   |  |
|----|--|---|---|---|--|
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | Adjacent to River Brora<br>which is in RBMP and has<br>a good status with no<br>pressures identified. |   | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable  |   |   | x<br>Not Applicable   |  |
| 1c | x<br>Not Applicable  | No water supplies noted within 250m of site   |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
|    |  | CLIMATE CHAN  | NGE   |   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  | Permission for 43 houses,<br>close to facilities and<br>services and primary<br>school                |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk | Some parts of the site<br>may be at risk of surface<br>water flooding.                                | Site partly<br>developed and<br>issue will has been<br>dealt with at<br>planning<br>application stage | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |  |
| 4a | x<br>Not Applicable  | Not at coast  |   | x<br>Not Applicable   |  |
|    |  | BIODIVERSITY, FLORA   | AND FAUNA   |   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |

| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Undeveloped part of site<br>is fenced off from<br>remainder of development<br>and is probably<br>encouraging biovidersity<br>on site site |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
|----|---|---|--|---|--|--|
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Moray Firth<br>SAC but unlikely to have<br>impact  | Likely to require<br>HRA assessment.<br>All development<br>should connect to<br>the public sewer | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Inverbrora<br>SSSI but not adjacent to it  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Brownfield site partly developed  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |  | 0<br>Unlikely to be any impact<br>on protected species  |  |  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Undeveloped part of site<br>is fenced off from<br>remainder of development<br>and is probably<br>encouraging biovidersity<br>on site site |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
|    | SITE DELIVERABILITY/ SUSTAINABILITY   |   |  |   |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |  |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or   | Flat site surrounded by other buildings   |  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or   |  |  |

|     | south east facing gradual slope   |   |  | south east facing gradual slope  |
|-----|---|---|--|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   | Development has already<br>been subject to planning<br>permission which has<br>dealt with this issue  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Development has already<br>been subject to planning<br>permission which has<br>dealt with this issue  |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |   |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | +<br>development could help<br>sustain existing services  | Brora Primary School and<br>Golspie High School both<br>have capacity   |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No overhead lines on site,<br>substation on site but<br>houses have been set<br>back frm substation   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Backies WTW has<br>capacity, Brora WWTW<br>has capacity   | All development<br>should connEct to<br>the public sewer | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Previously brownfield site<br>which now has a small<br>playpark on site. Part of<br>site which remians<br>undeveloped is currently<br>boarded off from rest of<br>site, so cannot be used<br>for open space |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |

| 10b | +<br>Small scale increase in<br>open space  | Small playpark already<br>provided. Further phases<br>of development should<br>provide addironal open<br>space  | Permission for 43<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | +<br>Small scale increase in<br>open space  |
|-----|---|---|--|---|
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              | No formal open adjacent to site to link into  |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              | No core paths. Number of footpath links in and around site  |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              | Open space has been<br>provided on site and<br>further will be provided<br>during later phases  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              |
|     | WASTE AND NATURAL RESOURCES   |   |  |   |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |   |  | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |
| 11b | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite              | Site lies on former woolen<br>mill and Council Roads<br>Depot. Site investigation<br>undertaken in support of<br>planning application<br>05/00383/FULSU<br>including a phase I and II<br>Remediation Strategy and<br>Validation Repoty<br>satisfying potentially<br>contaminated land issues. |  | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite              |
| 11c | X<br>No Greenfield Land   | Site already partially developed  |  | X<br>No Greenfield Land   |
| 11d | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings | Site already partially developed  |  | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |
| 12a | X<br>not applicable to type or  | Brownfield site   |  | X<br>not applicable to type or  |

|     | location of development  |   |            | location of development   |
|-----|--|---|------------|---|
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   | Brownfield site   |            | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |   |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities near site  |            | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development   | Not proposed for business or industrial uses  |            | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAPI   | Ē          |   |
|     | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
| 14a | X<br>N/A   |   |            | X<br>N/A  |
| 14b | X<br>N/A   |   |            | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA, current<br>allocation and partly built<br>out. Within the built up<br>area of Brora and site was<br>previously used as a<br>woolen mill |            | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Within the built up area of<br>Brora  |            | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI   | TAGE       |   |
|     | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
|     |  |   |            | Х   |

|     | development   |   |   |  |
|-----|---|---|---|--|
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Two HER on site                           | Any archaeological<br>remains must be<br>recorded | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Some listed buildings<br>adjacent to site | Sensitive siting<br>near listed buildings         | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: BR<br>Radio Station             |   |   |
|--|---|---|
| Settlement: Bro                            | ora   |   |
| Site size (ha): 1                          | .75   | and the second se |
| Preferred for<br>development:<br>Preferred | Preferred<br>uses:<br>Mixed use<br>(tourism,<br>recreation) | BR04<br>© Crown copyright.<br>All rights reserved 100023369   |

|    | WATER/DRAINAGE CONSTRAINTS   |   |   |   |
|----|--|---|---|---|
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 1a | x<br>Not Applicable  | Site is beside the sea.<br>RBMP Brora to Hilton of<br>Cadboll. Current status is<br>good.Current pressures<br>are point source, sewage<br>works and networks.   |   | ??<br>Unknown   |
| 1b | x<br>Not Applicable  |   |   | x<br>Not Applicable   |
| 1c | x<br>Not Applicable  | No known water supplies<br>within 250m of<br>development  |   | x<br>Not Applicable   |
|    |  |   | NGE   |   |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 2a | +<br>Mixed use proposal (e.g.<br>housing, employment<br>and community uses)<br>close to existing centres<br>of population and/or<br>similar uses, reducing<br>car use and enabling<br>use of active travel<br>choices and use of<br>public transport |   |   | +<br>Mixed use proposal (e.g.<br>housing, employment and<br>community uses) close to<br>existing centres of<br>population and/or similar<br>uses, reducing car use<br>and enabling use of active<br>travel choices and use of<br>public transport |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk   | Adjacent to coastal flood<br>risk, sits 5m below<br>contour therefore at risk of<br>coastal flooding. The 1 in<br>200 year water level for<br>the area is 3.25mAOD.<br>Impact depends on final<br>use of site | Flood risk<br>assessment<br>required and no<br>development<br>should take place in<br>areas shown to be<br>at risk of flooding. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues   |
| 4a | -<br>Site is in an area of<br>minor coastal erosion  | Adjacent to coast line;<br>erosion and ground   | Need to address erosion and ground  | -<br>Site is in an area of minor<br>coastal erosion and/ or   |

|    | and/ or Will have a minor negative impact on coastal erosion  | stability may be an issue  | stability issues   | Will have a minor<br>negative impact on<br>coastal erosion  |
|----|---|--|--|---|
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Unused building on site<br>which is fenced off so<br>potential for biodiversity,<br>flora and fauna interests<br>to have thrived on site<br>due to no disturbance. | Encourage new<br>planting on site to<br>compensate.  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Adjacent to Moray Firth<br>SAC, although should not<br>have an impact  | Ensure no adverse<br>impact on water<br>quality from run off,<br>discharges or<br>pollution. All<br>development<br>should connect to<br>the public sewer | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Adjacent to Inverbrora<br>SSSI   | Proposal should<br>stay north/inland of<br>existing footpath.<br>Inverbrora SSSI<br>site includes<br>foreshore up to<br>MHWS.                            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | No trees, half of site is<br>already covered in a<br>building, remainder of site<br>is grassland   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Bats may be present in the empty building  | Bat survey   | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated |  | Proposal should<br>stay north/inland of<br>existing footpath.<br>GCR site includes<br>foreshore up to<br>MHWS.   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

| 5g  | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site has an open aspect   | Ensure open<br>aspect of site is<br>maintained                    | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|-----|---|---|---|--|
|     |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 6a  | -<br>Minor exposed site with<br>minimal shelter from<br>topography or<br>vegetation. North west<br>facing slope or flat site                      | Site is right on the coast<br>and exposed   | Shelterbelt planting,<br>encouraging solar<br>gain through design | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a  | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                   | Potential issues with<br>overtopping and erosion<br>would need to be<br>considered as part of any<br>development. |   | -<br>Proposal will put existing<br>road network under strain   |
| 7b  | ??<br>Unknown   |   |   | ??<br>Unknown  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  | Existing footpath links   |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | 0<br>appropriate school<br>capacity   | Dependant on final use of<br>site.Brora Primary School<br>and Golspie High School<br>both have capacity           |   | 0<br>appropriate school<br>capacity  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No overhead lines on site   |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site                                       |   | All development<br>should connect to<br>public sewer              | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R  | ECREATION   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 10a | +<br>Improves/enhances<br>green network   | Site is currently fenced off<br>so re-use of building and<br>surrounding area would                               |   | +<br>Improves/enhances green<br>network connectivity,  |

|     | connectivity, existing<br>open space or key<br>access network                                     | open up use again   |  | existing open space or key access network  |  |
|-----|---|---|--|--|--|
| 10b | 0<br>There will be no net<br>increase in open space   | Dependant on final use, if<br>housing there will be a<br>requirement for open<br>space provision                      |  | 0<br>There will be no net<br>increase in open space  |  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              |   | Maintain and/or<br>improve path link<br>along<br>coastMaintain<br>and/or improve<br>path link along<br>coast | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |  |
| 10d | #N/A  | Core Path adjacent to site  | Maintain access to core path   | #N/A   |  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              | Several paths around site<br>linking it to other areas  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |  |
|     | WASTE AND NATURAL RESOURCES   |   |  |  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |  |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |   |  | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings  |  |
| 11b | X<br>No contamination<br>present  | Site lies on a former radio<br>station however previous<br>site visit and test holes<br>indicated no<br>contamination |  | X<br>No contamination present  |  |
| 11c | -<br>Small scale use of<br>greenfield land  | Western part of site is greenfield  | Low intensity uses.<br>Development to<br>focus around<br>existing building                                   | -<br>Small scale use of<br>greenfield land   |  |
| 11d | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings | Potential for building to be re-used/renovated  |  | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings  |  |
| 12a | X<br>not applicable to type or<br>location of development   | Podzol on site  |  | X<br>not applicable to type or<br>location of development  |  |
| 12b | ??<br>Unknown   | James Hutton information not available  |  | ??<br>Unknown  |  |

|     | •  |   |  |  |
|-----|--|---|--|--|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby   |  | X<br>Not applicable to type or<br>location of development  |
| 13d | #N/A   |   |  | #N/A   |
|     |  | LANDSCAPE   | E  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 14a | X<br>N/A   |   |  | X<br>N/A   |
| 14b | X<br>N/A   |   |  | X<br>N/A   |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Within SDA and existing<br>allocation. Sutherland<br>Landscape Capacity<br>Study indicates the area<br>is unlikely to be suitable<br>fro development due to<br>value of scenic resource                                 | Low intensity use  | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Existing building has a run<br>down appearance. Any<br>development on site will<br>be visually intrusive due<br>to the prominent site,<br>however redevelopment<br>of site would improve<br>current detracting building | Sensitive design of<br>any redevelopment                                   | +<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in wider general scenery<br>and/ or Type of proposed<br>development fits well with<br>existing development |
|     |  | CULTURAL HERI   | TAGE   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   | No scheduled monuments nearby   |  | X<br>Not applicable to type or<br>location of development  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a   | Former radio station is an<br>HER. Several HER within<br>proximity of site, some of<br>which have historical link   | Sensitive siting and<br>design of any<br>development to<br>incorporate the | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or   |

|     | cultural heritage<br>designation's wider<br>setting   | with radio station. Building<br>is in state of disrepair and<br>is boarded up and fenced<br>off. | most important<br>historical features  | proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin   |
|-----|---|--|--|--|
| 16c | X<br>Not applicable to type<br>or location of<br>development  | Not beside any listed buildings  |  | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | Opportunity to bring<br>building back into<br>use and halt the<br>disrepair. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |

| Site Name: BR0<br>Settlement: Bro          |   | stle Hill  |
|--|---|--|
| Site size (ha): 7.                         | 14  |  |
| Preferred for<br>development:<br>Preferred | Preferred<br>uses: Mixed<br>use<br>(business,<br>housing) | Participanti and a second seco |

|    | WATER/DRAINAGE CONSTRAINTS  |  |  |  |  |
|----|---|--|--|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable   |  |  | x<br>Not Applicable  |  |
| 1b | x<br>Not Applicable   |  |  | x<br>Not Applicable  |  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of site                              |  | x<br>Not Applicable  |  |
|    |   | CLIMATE CHAN   | NGE  |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel | Brownfield site  |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | Small parts of the site<br>may be at risk from<br>surface water flooding | Flood risk<br>assessment<br>required and no<br>development<br>should take place in<br>areas shown to be<br>at risk from flooding | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues   | Near coast however<br>railway line between site<br>and coastline         |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues  |  |
|    | ·   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA  |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |

| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Brownfield site  | Extra planting and landscaping   | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |
|----|---|--|--|---|
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Proximity to Moray Firth<br>SAC but ther shouls be no<br>impact  | All development<br>should connect to<br>the public sewer                   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Proximity to Inverbrora<br>SSSI but there should be<br>no impact   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Brownfield site  | Extra planting and landscaping   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Building in use, no<br>watercourses on site  |  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Landscape corridor on<br>eastern end of site<br>provides a north-south<br>link between open space<br>at either end | Ensure existing<br>corridors are<br>maintained                             | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU  | STAINABILITY   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Flat site  | Ensure any new<br>building are<br>orientated to benefit<br>from solar gain | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |

| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |   |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
|-----|---|---|--|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   | Any housing<br>development<br>should have a<br>separate access<br>from Scotia House      | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Adjacent to bus route,<br>beside Primary School   |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | +<br>development could help<br>sustain existing services  | Housing element is<br>applicable. Brora Primary<br>School and Golspie High<br>School both have capacity |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No overhead lines on site   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   | All development<br>should conenct to<br>the public sewer                                 | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Existing building on site which is currently in use   |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | +<br>Small scale increase in<br>open space  |   | Potential for 10<br>housing units so<br>publically<br>accessible open<br>space provision | +<br>Small scale increase in<br>open space   |

|     |  |  | required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance |  |
|-----|--|--|--|--|
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections   | Railway line prevents<br>linkage to coast. Housing<br>development will be able<br>to link into existing paths<br>to the school                       |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   | Core path along coast<br>however railway line is an<br>existing barrier.   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   | Existing path records in<br>and around site. Housing<br>development will be able<br>to link into existing active<br>travel routes to the school      | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections                          | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|     |  | WASTE AND NATURAL  | RESOURCES  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  | Existing building on site<br>which is currently being<br>used, however further<br>land on site which could<br>be developed for a variety<br>of uses. |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site                        | Site lies on Scotia House,<br>Brora (SU-ENG-1004)<br>shown as 'Works' on<br>Current OS Map   | An assessment of<br>contamination<br>issues may be<br>required                                   | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite                                 |
| 11c | X<br>No Greenfield Land  |  |  | X<br>No Greenfield Land  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings | Existing building is in current use  |  | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | X<br>not applicable to type or<br>location of development  | Brownfield site  |  | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development  | Brownfield site  |  | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on  | No recycling facilities on site but if continues as a  | Provide recycling  | +<br>Will facilitate sustainable   |

|     | the amount of waste going to landfill  | mixed use development,<br>potential is there to<br>provide for it   | facilities on site  | waste management at a local scale   |
|-----|--|---|---|---|
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facility nearby.  |   | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria              |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |  | LANDSCAPI   | E   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 14a | X<br>N/A   |   |   | X<br>N/A  |
| 14b | X<br>N/A   |   |   | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA and an<br>existing allocation.<br>Housing proposal is<br>adjacent to a well<br>established housing area. |   | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Entrance site to Brora.<br>Existing building is large<br>and visually intrusive.                                    | Incorporate<br>landscaping and<br>planting to address<br>landscape impact | +<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in wider general scenery<br>and/ or Type of proposed<br>development fits well with<br>existing development                                |
|     | 1  | CULTURAL HERI   | TAGE  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a   | New Woolen Mill is HER.<br>Several HER in proximity<br>to site  | Any archaeological<br>remains must be<br>recorded                         | O<br>Development can be<br>brought forward without<br>altering important aspects  |

|     | cultural heritage<br>designation's wider<br>setting   |  |   | of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|--|---|--|
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | C Listed building further<br>along Rosslyn Street but<br>redevelopment of this site<br>should have no impact |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16h | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   |  | Any archaeological<br>remains must be<br>recorded | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: BR06<br>Garage                  | Former Mackay's  | Cottage  |
|--|--|--|
| Settlement: Brora                          | 1  | Garage   |
| Site size (ha): 0.3                        | 5  | BR02   |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Mixed use<br>(housing,<br>business) | ROSSLYN STREET<br>ROSSLYN STREET<br>Blar-a-chattan<br>Starley Cott.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |   |  |   |  |
|----|--|---|--|---|--|
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | Beside River Brora which<br>is a RBMP named<br>waterbody with good<br>status and no identified<br>pressures |  | x<br>Not Applicable   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate   | Beside River Brora which<br>is a RBMP named<br>waterbody with good<br>status and no identified<br>pressures | Retain buffer<br>between<br>development and<br>river   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source   |  |
| 1c | x<br>Not Applicable  | No water supplies noted within 250m of site   |  | x<br>Not Applicable   |  |
|    |  | CLIMATE CHAI  | NGE  |   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 2a | +<br>Mixed use proposal (e.g.<br>housing, employment<br>and community uses)<br>close to existing centres<br>of population and/or<br>similar uses, reducing<br>car use and enabling<br>use of active travel<br>choices and use of<br>public transport |   |  | +<br>Mixed use proposal (e.g.<br>housing, employment and<br>community uses) close to<br>existing centres of<br>population and/or similar<br>uses, reducing car use<br>and enabling use of active<br>travel choices and use of<br>public transport |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk   | Coastal and fluvial flood<br>risk adjacent to site  | Flood risk<br>assessment<br>required and no<br>development<br>should take place in<br>areas shown to be<br>at risk of flooding | +<br>Provision of SUDS or<br>flood management plan<br>could address local<br>flooding issues  |  |
| 4a | x  | Not at coast  |  | x   |  |

|    | Not Applicable  |   |  | Not Applicable  |
|----|---|---|--|---|
|    |   | BIODIVERSITY, FLORA   | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Brownfield site which has<br>been cleared and left as a<br>hardstanding surface | Redevelopment of<br>site will introduce<br>vegetation to site<br>and enocurage<br>habitat creation                                       | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Proximity of Moray Firth<br>SAC however unlikely to<br>be impact                | All development<br>should conect to<br>the public sewer  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Adjacent to Inverbrora<br>SSSI  | If development<br>stays within existing<br>property boundary<br>it won't overlap with<br>SSSI.   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | -<br>Tree removal<br>/afforestation required of<br>non protected woodland.<br>localised and<br>medium/short term  | Trees on adjacent<br>riverbank  | If development<br>stays within existing<br>property boundary<br>it won't overlap with<br>the trees                                       | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | No overlap with GCR site  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or  | Brownfield site which has<br>been cleared and left as a<br>hardstanding surface | Redevelopment of<br>site will introduce<br>vegetation to site<br>and encourage<br>habitat creation.<br>Tree planting on<br>north side to | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |

|    | scale of proposal   |  | reinforce trees by<br>river and link into<br>boundary tree<br>planting to west.        |  |
|----|---|--|--|--|
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   | Gradual slope towards the river, slightly exposed  | Orientate buildings<br>to benefit from solar<br>gain; provide<br>shelter belt planting | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope  |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | No access constrainsts   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | On bus route   |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | +<br>development could help<br>sustain existing services  | If housing development<br>on site then Brora Primary<br>School and Golspie High<br>School both have capacity |  | +<br>development could help<br>sustain existing services   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No overhead lines on site  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of   |  | All development<br>should connect to<br>public sewer                                   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within   |

|     | the site   |   |   | 200m of the site  |
|-----|--|---|---|---|
|     |  | HUMAN HEALTH AND R  | ECREATION   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network | Brownfield site close to<br>centre of town,<br>redevelopment will<br>enhance site                                   |   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
| 10b | 0<br>There will be no net<br>increase in open space  |   | If more than four<br>houses on site,<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | +<br>Small scale increase in<br>open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     | Close to existing open<br>space at school, however<br>the A9 is a barrier   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     | No core paths on or near site   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     | Opportunity to link into existing footpaths   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
|     |  | WASTE AND NATURAL   | RESOURCES   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                              |   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                           |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site      | Site lies on the former<br>Edward MacKay's Yard<br>(SU-TRN-1014) and the<br>Sutherland Arms Garage<br>(SU-GAR-1009) | Assessment of<br>potential<br>contamination<br>issues will be<br>required   | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite                  |
| 11c | X<br>No Greenfield Land  | Brownfield site   |   | X<br>No Greenfield Land   |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or  | Garage has already been demolished  |   | +<br>Minor redevelopment of<br>brownfield land and/or   |

|     | existing buildings   |   |                      | existing buildings   |
|-----|--|---|----------------------|--|
| 12a | X<br>not applicable to type or<br>location of development  | Brownfield site   |                      | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development  | Brownfield site   |                      | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Depending on final use of<br>site there may be<br>opportunity to provide<br>local recycling facilities on<br>site |                      | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |   |                      | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities near site  |                      | X<br>Not applicable to type or<br>location of development  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria            |                      | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |  | LANDSCAPE   | E                    |  |
| -   | Pre-Mitigation score   | Comments  | Mitigation           | Post Mitigation Score  |
| 14a | X<br>N/A   |   |                      | X<br>N/A   |
| 14b | X<br>N/A   |   |                      | X<br>N/A   |
| 15a |  | Within SDA and surrout  | Sensitive siting and | +  |
|     | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | Within SDA and current<br>mixed use allocation.<br>Brownfield site  | design               | Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |

|     | CULTURAL HERITAGE   |   |  |  |  |
|-----|---|---|--|--|--|
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Two HER beside site - B<br>listed Rockpool Cottage to<br>east of site and C Listed<br>Grove Cottage to the west | Sensitive siting and design  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | B listed Rockpool Cottage<br>to east of site and C<br>Listed Grove Cottage to<br>the west.                      | Sensitive siting and<br>design to ensure no<br>impact on nearby<br>listed buildings. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |

| Site Name: BR07 Adjoining<br>industrial estate<br>Settlement: Brora |                                |  |
|---|--------------------------------|--|
| Site size (ha): 3.0   |                                | Hard Takesmortation  |
| Preferred for<br>development:<br>Preferred                          | Preferred<br>uses:<br>Industry | BR07<br>Her (Telecommercialisti<br>Rustell Estate<br>Brora<br>Brora<br>Crown copyright.<br>All rights reserved 100023369 |

| WATER/DRAINAGE CONSTRAINTS |                      |   |            |                       |  |
|----------------------------|----------------------|---|------------|-----------------------|--|
|                            | Pre-Mitigation score | Comments  | Mitigation | Post Mitigation Score |  |
| 1a                         | x<br>Not Applicable  | Adjacent to River Brora<br>which is in RBMP and has<br>a good status with no<br>pressures identified. |            | x<br>Not Applicable   |  |
| 1b                         | x<br>Not Applicable  | No watercourse on site  |            | x<br>Not Applicable   |  |
| 1c                         | x<br>Not Applicable  | No water supplies noted within 250m of site   |            | x<br>Not Applicable   |  |
| CLIMATE CHANGE             |                      |   |            |                       |  |

## **CLIMATE CHANGE**

|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |  |
|----|---|--|------------|--|--|
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car | Allocated for 3ha of industrial use  |            | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |  |
| 3a | x<br>Not Applicable   | Site is not located within<br>an identified flood risk are<br>and there is no history of<br>flooding |            | x<br>Not Applicable  |  |
| 4a | x<br>Not Applicable   | Not at coast   |            | x<br>Not Applicable  |  |
|    | BIODIVERSITY, FLORA AND FAUNA   |  |            |  |  |
|    | Dro Mitigation agora  | Commonto   | Mitigation | Deat Mitigation Secto  |  |

|    | Pre-Mitigation score                             | Comments                     | Mitigation  | Post Mitigation Score                                  |
|----|--|------------------------------|---|--|
| 5a | 0<br>Unlikely to be any<br>impact on national or | No formal designations apply | Incorporate new<br>planting into the<br>development and | +<br>proposal will help<br>safeguard a national, local |

SAC01-Site Assessment Checklist

|    | local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  | ensure linkages<br>into wider<br>countryside remain  | conservation or geodiversity site  |
|----|---|--|--|--|
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Proximity to Moray Firth<br>SAC but unlikely to have<br>impact | All development<br>should connect to<br>the public sewer   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | River Brora is SSSI<br>(Inverbrora)                            |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Large proportion of site covered in gorse                      | Incorporate new<br>planting into the<br>development to<br>provide link into<br>wider countryside               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |  | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | GCR site is also SSSI  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  | Incorporate new<br>planting into the<br>development and<br>ensure linkages<br>into wider<br>countryside remain | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |
|    | •   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Flat site  | Orientate building<br>to take advantage<br>of solar gain   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |

| 7а  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |  |  |
|-----|---|--|---|--|--|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Access to this site is likely<br>to be past a residential<br>area which is likely to<br>present difficulties in<br>terms of conflict between<br>commercial traffic and<br>residents/pedestrians. | Existing industrial<br>estate already next<br>to housing<br>development | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |  |  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |  |  |
| 8b  | X<br>N/A  | Industrial use   |   | X<br>N/A   |  |  |
| 9a  | -<br>Some servicing<br>constraints that could be<br>mitigated and/or "Bad<br>neighbour" nearby that<br>is incongruous to the<br>proposed use and could<br>cause minor disturbance   | Overhead lines pass<br>through site  | Ensure setback frm<br>overhead lines                                    | 0<br>Potential minor constraint<br>that can be mitigated   |  |  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  | Development<br>should connect to<br>public sewer                        | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |  |  |
|     | HUMAN HEALTH AND RECREATION   |  |   |  |  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |  |  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Currently undeveloped<br>ground but not used as<br>formal open space. Is<br>adjacent to existing<br>industrial uses  |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |  |  |

| 10b | 0<br>There will be no net<br>increase in open space                                   | Industrial use proposed              |   | 0<br>There will be no net<br>increase in open space   |
|-----|---|--------------------------------------|---|---|
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |                                      |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  | No core paths.                       |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |                                      | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
|     |   | WASTE AND NATURAL                    | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments                             | Mitigation  | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite   | Undeveloped land                     |   | X<br>N/A no brownfield land<br>onsite   |
| 11b | X<br>No contamination<br>present  |                                      |   | X<br>No contamination present   |
| 11c | <br>Large-scale use of<br>Greenfield land   | 3 ha of land                         |   | <br>Large-scale use of<br>Greenfield land   |
| 11d | X<br>No Greenfield Land   | No existing structures on site       |   | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development                             | Podzol on site                       |   | X<br>not applicable to type or<br>location of development   |
| 12b | ??<br>Unknown   | Information not available            |   | ??<br>Unknown   |
| 13a | +<br>Will facilitate sustainable<br>waste management at a<br>local scale              | Industrial use proposed              | Provide recycling facilities on site  | +<br>Will facilitate sustainable<br>waste management at a<br>local scale                              |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |                                      |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                 |
| 13c | X<br>Not applicable to type   | Nowaste management facilities nearby |   | X<br>Not applicable to type or  |

|     | or location of development   |  |   | location of development  |  |  |
|-----|--|--|---|--|--|--|
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |  |
|     | LANDSCAPE  |  |   |  |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |  |  |
| 14a | X<br>N/A   |  |   | X<br>N/A   |  |  |
| 14b | X<br>N/A   |  |   | X<br>N/A   |  |  |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Wthin SDA and an<br>allocation Sutherland<br>Landscape Capacity<br>Study designates part of<br>the site area as potentially<br>unsuitable for<br>development due to value<br>of the landscape<br>resource. Adjacent to<br>existing industrial estate | Landscaping and<br>planting on<br>boundary to<br>adjacent housing | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |  |  |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   |  | Landscaping and<br>planting on<br>boundary to<br>adjacent housing | 0<br>proposal would not be<br>visually intrusive   |  |  |
|     |  | CULTURAL HERI  | TAGE  |  |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |  |  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development  |  |  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              | No HER on site   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |  |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of   | No listed buildings<br>adjacent to site  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural                      |  |  |

|     | cultural heritage<br>features   |  | heritage features  |
|-----|---|--|--|
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: BR08 V<br>Hall                    | Vest of Masonic            |  |
|--|----------------------------|--|
| Settlement: Brora                            |                            |  |
| Site size (ha): 0.6                          |                            | BR08<br>El Sub Sia   |
| Preferred for<br>development:<br>Alternative | Preferred uses:<br>Housing | Academy Place<br>© Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |   |                                   |   |  |
|----|---|---|-----------------------------------|---|--|
|    | Pre-Mitigation score  | Comments  | Mitigation                        | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   |   |                                   | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable   |   |                                   | x<br>Not Applicable   |  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of site   |                                   | x<br>Not Applicable   |  |
|    |   |   | IGE                               |   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation                        | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   | Capacity indicated for 15<br>units  |                                   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |  |
| 3а | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | Very small amount of<br>pluvial flood risk on SEPA<br>map and no history of<br>flooding |                                   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |  |
| 4a | x<br>Not Applicable   | Not at coast  |                                   | x<br>Not Applicable   |  |
|    |   | BIODIVERSITY, FLORA   | AND FAUNA                         |   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation                        | Post Mitigation Score   |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |                                   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5b | 0<br>Unlikely to be any   | Proximity to Moray Firth<br>SAC but site unlikely to                                    | All development should connect to | 0<br>Unlikely to be any impact  |  |

SAC01-Site Assessment Checklist

|    | impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal                                      | have any impact  | the public sewer  | on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----|---|--|---|--|
| 5c | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Land is currently unused<br>open space surrounded<br>by development with<br>small amounts of<br>vegetation around parts of<br>the boundary. Potential to<br>improve amount and<br>diversity of habitat on site |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |   | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Land is currently unused<br>open space surrounded<br>by development with<br>small amounts of<br>vegetation around parts of<br>the boundary. Potential to<br>improve amount and<br>diversity of habitat on site | Habitat creation to<br>link westwards   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | STAINABILITY  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Flat site with some shelter<br>from surrounding<br>buildings   | Provide shelterbelt<br>planting   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                             |  | The road serving<br>this site would need<br>to be widened to<br>two-way as part of<br>any development | ++<br>Proposal would improve<br>capacity on existing road<br>network   |

| 7b         | -<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access<br>that can be mitigated |   | Access<br>improvements<br>required   | +<br>Opportunity to improve<br>local access issues   |
|------------|---|---|--|--|
| 8a         | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  | Not the most central site<br>but close to a range of<br>local services and beside<br>primary school |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections       |
| 8b         | +<br>development could help<br>sustain existing services  | Brora Primary School and<br>Golspie High School both<br>have capacity                               |  | +<br>development could help<br>sustain existing services   |
| 9a         | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No overhead lines on site   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b         | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of   | Backies WTW has<br>capacity, Brora WWTW<br>has capacity   | All development<br>should connect to<br>the public sewer   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|            | the site  |   |  |  |
|            |   | HUMAN HEALTH AND R  | RECREATION   |  |
|            | Pre-Mitigation score  | HUMAN HEALTH AND R  | RECREATION<br>Mitigation   | Post Mitigation Score  |
| 10a        |   |   |  | Post Mitigation Score         0         Unlikely to have any         impact on existing open         space |
| 10a<br>10b | Pre-Mitigation score 0 Unlikely to have any impact on existing open   | Comments Not formal open space at   |  | 0<br>Unlikely to have any<br>impact on existing open   |
|            | Pre-Mitigation score 0 Unlikely to have any impact on existing open space + Small scale increase in   | Comments Not formal open space at   | Mitigation<br>Capacity of 15<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary | 0<br>Unlikely to have any<br>impact on existing open<br>space<br>+<br>Small scale increase in              |

|     | proximity to existing connections   |   |   | proximity to existing connections   |
|-----|---|---|---|---|
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  | Link into existing<br>surrounding pedestrian<br>connections. A path<br>network could serve this<br>site and site to the west. | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |
|     |   | WASTE AND NATURAL   | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite   | Undeveloped land  |   | X<br>N/A no brownfield land<br>onsite   |
| 11b | X<br>No contamination<br>present  |   |   | X<br>No contamination present   |
| 11c | -<br>Small scale use of<br>greenfield land  |   |   | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No Greenfield Land   | No existing structures on site  |   | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development                             | Podzol on site  |   | X<br>not applicable to type or<br>location of development                             |
| 12b | ??<br>Unknown   | Information not available   |   | ??<br>Unknown   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill             | Relatively small scale development  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |
| 13c | X<br>Not applicable to type<br>or location of<br>development                          | No waste maangement facilities nearby   |   | X<br>Not applicable to type or<br>location of development                             |
| 13d | X<br>Not applicable to type<br>or location of<br>development                          | Business and industrial uses not proposed for site  |   | X<br>Not applicable to type or<br>location of development                             |
|     |   | LANDSCAPI   | E   |   |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 14a | X   |   |   | X   |

|     | N/A  |  |   | N/A   |
|-----|--|--|---|---|
| 14b | X<br>N/A   |  |   | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDAS and current<br>allocation. Surrounded by<br>existing buildings, rounds<br>off settlement | Sensitive siting and design   | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Backs onto existing<br>development   | Incorporation of<br>landscaping and<br>planting to enhance<br>landscape setting | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI  | TAGE  |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development   |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features            | Several HER adjacent to<br>site, including school<br>building  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16c | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development   |
| 16d | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development   |
| 16e | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development   |
| 16f | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development   |
| 16g | X<br>Not applicable to type  |  |   | X<br>Not applicable to type or  |

|     | or location of development  |  | location of development  |
|-----|---|--|--|
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: BR09<br>Settlement: Bron<br>Site size (ha): 0.2 | a                      | Sub Sta<br>Sub Sta   |
|--|------------------------|--|
| Preferred for<br>development:<br>Non-preferred             | Preferred<br>uses: N/A | Control BR09<br>House<br>Control Control Con |

|    |   | WATER/DRAINAGE CO   | NSTRAINTS                                     |   |
|----|---|---|---|---|
|    | Pre-Mitigation score  | Comments  | Mitigation                                    | Post Mitigation Score   |
| 1a | x<br>Not Applicable   |   |   | x<br>Not Applicable   |
| 1b | x<br>Not Applicable   | No watercourses on site   |   | x<br>Not Applicable   |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of site   |   | x<br>Not Applicable   |
|    | •   | CLIMATE CHAI  | NGE   |   |
|    | Pre-Mitigation score  | Comments  | Mitigation                                    | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   | Permission for 17<br>apartments on site   |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                 |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues |
| 4a | x<br>Not Applicable   | Not at coast  |   | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA                                     |   |
|    | Pre-Mitigation score  | Comments  | Mitigation                                    | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Mature trees and garden<br>on site; bats may be<br>present  | Retain trees as per<br>planning<br>permission | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site                |

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| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Moray Firth<br>SAC although<br>development unlikely to<br>have impact | All development<br>should connect to<br>the public sewer | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----|---|--|--|--|
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Inverbrora<br>SSSI  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | No formal designations<br>apply however mature<br>trees on site                    | Retain trees as per<br>planning<br>permission            | +<br>Proposal will protect<br>Ancient Inventoried<br>woodland  |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   |  | Bat survey and<br>protection plan may<br>be required     | +<br>Proposal would lead to a<br>minor enhancement in the<br>connectivity of a habitat<br>corridor or network for<br>movement of wildlife, or of<br>the quality of a BAP<br>priority habitat |
| 5f | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply   |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  | Retain trees as per<br>planning<br>permission            | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope                                       | Flat site set within a<br>mature garden,<br>surrounded by existing<br>buildings    |  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope  |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0  | Planning permission has addressed any issues                                       |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |

|     | Proposal would be<br>easily accommodated<br>by existing Road<br>Network                                     |   |  |  |
|-----|---|---|--|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access                        | Planning permission has addressed any issues                          |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                        |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections        | Not on bus route  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections     |
| 8b  | +<br>development could help<br>sustain existing services  | Brora Primary School and<br>Golspie High School both<br>have capacity |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead line adjacent to site  | Set back from<br>overhead lines  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |   | All development<br>should connect to<br>public sewer   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |   | Permission given<br>for 17 apartments<br>so publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance | +<br>Small scale increase in<br>open space   |
| 10c | #N/A  | Proximity to bowling green and tennis courts                          |  | #N/A   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing   | Proximity to nearby core path, however development of site will       |  | 0<br>Utilises or is in close<br>proximity to existing  |

|     | connections  | have no direct impact  |   | connections  |
|-----|--|--|---|--|
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   | Existing paths around site   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network                |
|     |  | WASTE AND NATURAL  | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  | Existing building has<br>permission to be<br>demolished  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11b | X<br>No contamination<br>present   | An electrical sub-station<br>lies within the boundary of<br>this site  |   | X<br>No contamination present  |
| 11c | X<br>No Greenfield Land  | Previously developed land  |   | X<br>No Greenfield Land  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings | Existing building is to be<br>demolished and replaced<br>with new buildings which<br>will ensure re-use of the<br>site as infill development<br>of an existing residential<br>area |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | X<br>not applicable to type or<br>location of development  | Brownfield site  |   | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development  | Brownfield site  |   | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Unlikely that site will be<br>able to provide onsite<br>recycling facilities   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                      |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facility nearby  |   | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of  | Not allocated for business or industrial use   |   | X<br>Not applicable to type or<br>location of development  |

|     | development   |  |   |   |
|-----|---|--|---|---|
|     |   | LANDSCAPI  | E   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 14a | X<br>N/A  |  |   | X<br>N/A  |
| 14b | X<br>N/A  |  |   | X<br>N/A  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape        | Within SDA and an<br>existing allocation.<br>Established residential<br>area. Planning<br>permission already<br>granted for 17 apartments<br>in 2 x 21/2 story blocks. | Ensure scale and<br>design are sensitive<br>to character of<br>surroundings | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive  | Within an established<br>residential area and<br>substantial building<br>already on site   |   | 0<br>proposal would not be<br>visually intrusive  |
|     |   | CULTURAL HERI  | TAGE  |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development   |
| 16b | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development   |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting | Within proximity of B<br>listed Royal Marine Hotel   | Sensitive siting and design   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development   |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development   |
| 16f | X<br>Not applicable to type   |  |   | X<br>Not applicable to type or  |

|     | or location of development                                   | locat | ion of development                          |
|-----|--|-------|---|
| 16g | X<br>Not applicable to type<br>or location of<br>development |       | applicable to type or<br>ion of development |
| 16h | X<br>Not applicable to type<br>or location of<br>development |       | applicable to type or<br>ion of development |

| Site Name: BR10 Torda                           | le                  |  |
|---|---------------------|--|
| Settlement: Brora                               |                     | Cemetery British                                     |
| Site size (ha): 2.6                             |                     | BR10 BR08 BR08                                       |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A | © Crown copyright.)<br>All rights reserved 100023369 |

|    |  | WATER/DRAINAGE CO   | ONSTRAINTS |   |
|----|--|---|------------|---|
|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
| 1a | x<br>Not Applicable  |   |            | x<br>Not Applicable   |
| 1b | x<br>Not Applicable  |   |            | x<br>Not Applicable   |
| 1c | x<br>Not Applicable  | No water supplies noted within 250m of site   |            | x<br>Not Applicable   |
|    |  | CLIMATE CHA   | NGE        |   |
|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                | Housing capacity<br>indicated of 20 units   |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                 |
| 3а | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues |
| 4a | x<br>Not Applicable  | Not at coast  |            | x<br>Not Applicable   |

|    | BIODIVERSITY, FLORA AND FAUNA   |  |   |   |  |
|----|---|--|---|---|--|
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Some parts of site may be<br>used for grazing,<br>remainder of site is gorse<br>and relatively overgrown.<br>Potential for biodiversity<br>to increase on site   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Proximity to Moray Firth<br>SAC but site unlikely to<br>have any impact  | All development<br>should connect to<br>the public sewer    | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5c | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Gorse/rough grass habitat<br>on site   | Maintain and if<br>possible enhance<br>biodiversity on site | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |   | 0<br>Unlikely to be any impact<br>on protected species  |  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Some parts of site may be<br>used for grazing,<br>remainder of site is gorse<br>and relatively overgrown.<br>Removal of gorse areas<br>may remove habitat<br>corridors, but potential for<br>new ones to be created,<br>linking site to wider<br>countryside | Habitat creation<br>running east-west<br>on site            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |  |

| -   | Τ   |  | 1  |  |
|-----|---|--|--|--|
| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Undulating landscape<br>which could provide some<br>natural shelter                                |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a  | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                             |  | The road serving<br>this site would need<br>to be widened to<br>two-way as part of<br>any development                      | ++<br>Proposal would improve<br>capacity on existing road<br>network   |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  | Access<br>improvements<br>required   | +<br>Opportunity to improve<br>local access issues   |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  | Not a particularly central<br>site but it is close to<br>primary school and some<br>local services |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | +<br>development could help<br>sustain existing services  | Brora Primary School and<br>Golspie High School both<br>have capacity                              |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines pass through site   | Setback from<br>overhead lines   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Backies WTW has<br>capacity, Brora WWTW<br>has capacity  | All development<br>should connect to<br>public sewer   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R   | ECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Not currently used as formal open space  |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | +<br>Small scale increase in<br>open space  |  | Capacity of 20<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in | +<br>Small scale increase in<br>open space   |

|     |  |  | New Residential<br>Development:<br>Supplementary<br>Guidance.   |   |
|-----|--|--|---|---|
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     | No formal open space adjacent to   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     | No core paths in or<br>around site. Several path<br>records around and<br>leading into site          | Maintain and<br>extend existing<br>paths into site  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network |  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
|     |  | WASTE AND NATURAL  | RESOURCES   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite  | Undeveloped land   |   | X<br>N/A no brownfield land<br>onsite   |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site      | Site lies on a former<br>Gravel Pit (SU-MIN-1079)  |   | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite                  |
| 11c | -<br>Small scale use of<br>greenfield land   |  |   | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No Greenfield Land  | No existing structures on site   |   | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development  | Podzol on site   |   | X<br>not applicable to type or<br>location of development   |
| 12b | ??<br>Unknown  | Information not available.<br>Parts of site may be used<br>as grazing, remainder of<br>site is gorse |   | ??<br>Unknown   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                                | Relatively small scale development   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                             |
| 13b | O<br>Unlikely to have any<br>significant impact on   |  |   | O<br>Unlikely to have any<br>significant impact on  |

|     | demand for natural resources  |  |   | demand for natural resources   |
|-----|---|--|---|--|
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development  | Business and industrial uses not proposed on site  |   | X<br>Not applicable to type or<br>location of development  |
|     |   | LANDSCAPI  | E   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 14a | X<br>N/A  |  |   | X<br>N/A   |
| 14b | X<br>N/A  |  |   | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Within SDA and current allocation.   | Sensitive siting and<br>design.<br>Incorporation of<br>landscaping and<br>planting to enhance<br>landscape setting. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  | Will extend settlement to<br>the northwest and be a<br>prominent entrance site.<br>Existing development in<br>that part of settlement. | Sensitive siting and<br>design.<br>Incorporation of<br>landscaping and<br>planting to enhance<br>landscape setting. | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI  | TAGE  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Two HER on site  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |

| 16d | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: BR11 Forme<br>area<br>Settlement: Brora | r River Fascally recreation |   |
|--|-----------------------------|---|
| Site size (ha): 2.2                                |                             | BR119<br>Field                                      |
| Preferred for<br>development: Non-<br>preferred    | Preferred uses: N/A         | © Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |   |  |   |  |
|----|--|---|--|---|--|
|    | Pre-Mitigation score   | Comments  | Mitigation                                 | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | Adjacent to River Brora<br>which as RBMP<br>waterbody. It is classed<br>as having good status<br>with no pressures<br>identified. |  | x<br>Not Applicable   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the | Adjacent to River Brora   | Ensure buffer<br>between site and<br>river | 0<br>Development is unlikely to<br>have any significant<br>effects on any water |  |

|    | water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  |   |  | bodies or water supply<br>source   |
|----|---|---|--|--|
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | No water supplies noted within 250m of site   |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |
|    |   |   | IGE  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car | Far from existing population at Brora   |  | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |
| 3a | <br>Most of the site (>50%)<br>is within an area known<br>to flood or within an<br>indicative area of<br>medium to high flood<br>risk   | Majority of site within<br>fluvial flood risk. Currently<br>used as playing field but<br>housing on site would be<br>more vulnerbale to risk.<br>Site is within flood plain<br>so any development here<br>increases probablility of<br>increased flood risk<br>elsewhere. | Flood Risk<br>Assessment<br>required and no<br>development<br>should take palce<br>ina reas shown to<br>be at flood risk.            | Most of the site (>50%) is<br>within an area known to<br>flood or within an<br>indicative area of medium<br>to high flood risk   |
| 4a | x<br>Not Applicable   | Not at coast  |  | x<br>Not Applicable  |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Dependant on final use; if<br>remains as open<br>space/community use<br>there should be no or<br>minimal impact   | Enhance existing habitats  | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Proximity to Moray Firth<br>SAC but unlikely to have<br>impact  | Ensure no adverse<br>impact on water<br>quality from run off,<br>discharges or<br>pollution. All<br>development<br>should connect to | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |

|    |   |  | the public sewer.   |  |
|----|---|--|---|--|
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | No overlap with<br>Inverbrora SSSI, on other<br>side of River Brora from<br>this site                      |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Site is currently a playing<br>field although it is<br>surrounded by scrubland<br>and non-coniferous trees |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |   | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | No formal designations   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  | Retain existing<br>vegetation and tree<br>belts along river | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Site is sheltered by<br>topography and<br>surrounding vegetation   | Orientate any<br>buildings to benefit<br>from solar gain    | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | ??<br>Unknown ??<br>Unknown   |  |   | ??<br>Unknown  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |

| -   |   |   |   |  |
|-----|---|---|---|--|
| 8a  | <br>Not within walking<br>distance of any transport<br>connections or services<br>with no scope for future<br>connections | No footpath links to site<br>and unlikely that road<br>could be widened to<br>provide a footpath  |   | <br>Not within walking<br>distance of any transport<br>connections or services<br>with no scope for future<br>connections                        |
| 8b  | 0<br>appropriate school<br>capacity   | Dependant on use of site<br>however Brora Primary<br>School and Golspie High<br>School both have capacity   |   | 0<br>appropriate school<br>capacity  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No overhead lines on site   |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site               |   | All development<br>should connect to<br>the public sewer  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R  | ECREATION   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Depends on use of site, if<br>housing there may be an<br>effect on open space,<br>however if site continues<br>as open space there is<br>potential to improve<br>quality                              |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   | Depends on use of site, if<br>housing there may be an<br>effect on open space,<br>however if site continues<br>as open space there is<br>potential to improve<br>quality but not increase<br>quantity |   | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Barrier of a road with no<br>pedestrian crossing<br>between this open space<br>and open space at<br>heritage centre   | Encourage links<br>with open space<br>across<br>roadEncourage<br>links with open<br>space across road | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | Core path SU06.11<br>to be protected  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e | 0<br>Utilises or is in close  |   | +<br>Improves/enhances  | +<br>Improves/enhances green   |

|     | proximity to existing<br>connections  |  | green network<br>connectivity,<br>existing open space<br>or key access<br>network                             | network connectivity,<br>existing open space or<br>key access network                 |
|-----|---|--|---|---|
|     |   | WASTE AND NATURAL  | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         |  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Site lies on the former<br>Brora brickworks (SU-<br>CON-1002) and Colliery<br>(SU-MIN-1041). Site also<br>lies within 250m of<br>Crofthaugh Landfill (SU-<br>WDS-1003) | A Site investigation<br>may be required<br>should a Planning<br>Application be<br>submitted for this<br>site. | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite  |
| 11c | X<br>No Greenfield Land   | Previously used land   |   | X<br>No Greenfield Land   |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         | Dependant on proposed<br>use   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 12a | X<br>not applicable to type or<br>location of development   | Brownfield site  |   | X<br>not applicable to type or<br>location of development                             |
| 12b | X<br>not applicable to type or<br>location of development   | Brownfield site  |   | X<br>not applicable to type or<br>location of development                             |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           | Unlikely that site will be a desirable place for local recycling facilities as it is removed from the rest of the settlement   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources               |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development                             |
| 13d | X<br>Not applicable to type<br>or location of<br>development  | No proposed business or industrial use on site   |   | X<br>Not applicable to type or<br>location of development                             |

|     |  | LANDSCAPI  | E  |  |
|-----|--|--|--|--|
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 14a | X<br>N/A   |  |  | X<br>N/A   |
| 14b | X<br>N/A   |  |  | X<br>N/A   |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Outwith existing SDA.<br>Already changing rooms<br>on site and a<br>hardstanding which is<br>used as a carpark.<br>Surrounding area is open<br>countryside and removed<br>from rest of Brora |  | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway line<br>river etc, which cou |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Surrounding area is open countryside   |  | -<br>proposal would be visually<br>intrusive in wider general<br>scenery   |
|     |  | CULTURAL HERI  | TAGE   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  | Several HER in and around site.  | Retain any features<br>linked to coal<br>mining history of<br>site | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                 |
| 16c | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development  |

| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting | Retain any features<br>linked to coal<br>mining history of<br>site | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

## Castletown

| Site Name: Castlehill Expansion Sites (CT01:<br>Land between Castletown and Castlehill,<br>CT02: Land at Castlehill Gardens, CT03:<br>Castletown Mill)<br>Settlement: Castletown | CT01<br>CT01 |
|--|--------------|
| Site size (ha): 32   | El Sub Sta   |

| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Mixed use (Housing<br>- Business - Tourism<br>- Retail) | CT08 CT06<br>CT08 CT06<br>CT01<br>Hotel<br>CT09<br>CT01<br>CT01<br>CT01<br>CT01<br>CT02<br>CT02<br>CT02<br>CT02<br>CT02<br>CT03<br>CT03<br>CT03<br>CT03<br>CT03<br>CT03<br>CT03<br>CT03 |
|--|--|---|
|  |  | CT01<br>CT02<br>6m<br>Crown copyright.<br>All rights reserved 100023369   |
|  |  | CT03<br>3 m cm c   |

|    | WATER/DRAINAGE CONSTRAINTS  |   |  |   |  |
|----|---|---|--|---|--|
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | The current status of the<br>local waters is Good /<br>High.<br>Sewage discharge is<br>noted as a pressure by<br>the RBMP tool. | New development<br>would be subject to<br>suitable waste<br>water treatment<br>arrangements. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | Development is unlikely to<br>result in a direct physical<br>impact on the adjacent<br>watercourse.                             |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of the development site.  |  | x<br>Not Applicable   |  |
|    |   | CLIMATE CHAN  | NGE  |   |  |

|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
|----|---|--|---|--|
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |  |   | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Small watercourse flows<br>south to north in the east<br>of the site. Maybe a<br>potential cause of flood<br>risk.   | Flood Risk<br>Assessment<br>required.   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues   | Not at coast   |   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues  |
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Parts of area designated<br>as semi natural woodland.<br>No formal designations<br>apply. Some scope for<br>connectivity to wildlife<br>across sites using existing<br>hedgerows and tree belts. | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of<br>existing features | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5d | -<br>Tree removal<br>/afforestation required of<br>non protected woodland.  | Adjacent to ancient<br>woodland (Type 2b<br>LEPO) on E side  | Sensitive location<br>of development to<br>prevent felling.<br>Area of ancient  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including  |

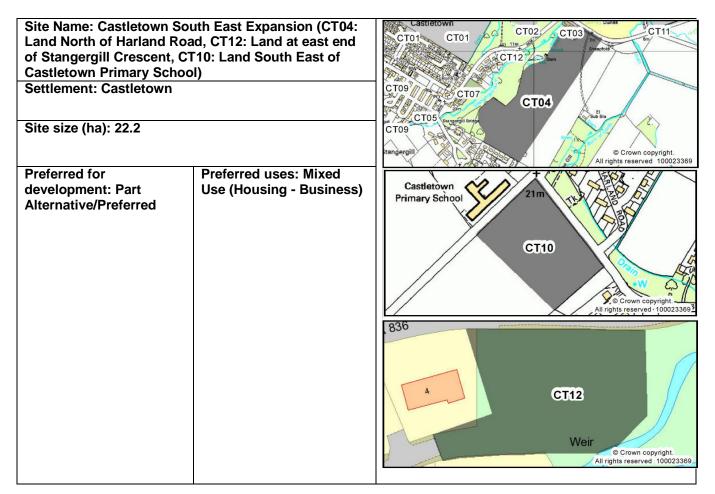
|          | localised and medium/short term  |  | woodland to be<br>safeguarded from<br>development.   | Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----------|--|--|--|---|
| 5e       | 0<br>Unlikely to be any<br>impact on protected<br>species  | Mature woodland could<br>provide a habitat for<br>protected species.                                   | Protected species<br>survey may be<br>required for future<br>development. Any<br>loss of mature trees<br>would need a<br>species survey                      | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal    |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal    | Some scope for<br>connectivity of wildlife<br>across sites using existing<br>hedgerows and tree belts. | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage<br>and identify habitat<br>corridors | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|          |  | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |   |
|          | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |
| 6a       | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide               |  |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to                       |
|          | shelter belts etc  |  |  | provide shelter belts etc   |
| 7a       | shelter belts etc<br>-<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain |  | Upgrades required<br>to local road<br>network at<br>developer's<br>expense.  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |
| 7a<br>7b | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under                                |  | to local road<br>network at<br>developer's   | 0<br>Proposal would be easily<br>accommodated by  |

|     | a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |   |  | store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co  |
|-----|--|---|--|--|
| 8b  | 0<br>appropriate school<br>capacity  |   |  | 0<br>appropriate school<br>capacity  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated  | Low voltage overhead lines across site.   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site  |   |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |  | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space  |   |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | +<br>Small scale increase in<br>open space   | Any new residential<br>development of over 4<br>dwellings is required to<br>provide a suitable amount<br>of open space. |  | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | Potential upgrades<br>to paths and green<br>spaces at<br>developer's<br>expense.Potential<br>upgrades to paths<br>and green spaces<br>at developer's<br>expense. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | Potential upgrades<br>to paths and green<br>spaces at<br>developer's<br>expense.   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |

|     |  |  | network    |  |
|-----|--|--|------------|--|
|     | •  | WASTE AND NATURAL  | RESOURCES  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 11a | 0<br>Scale or type of<br>proposal unlikely to<br>effect brownfield land  |  |            | 0<br>Scale or type of proposal<br>unlikely to effect<br>brownfield land  |
| 11b | ??<br>Unknown  |  |            | ??<br>Unknown  |
| 11c | <br>Large-scale use of<br>Greenfield land  |  |            | <br>Large-scale use of<br>Greenfield land  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings |  |            | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | -<br>Minor disturbance of<br>carbon rich<br>soils/wetlands   | Site in an area of blanket peat coverage.  |            | -<br>Minor disturbance of<br>carbon rich soils/wetlands  |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   |  |            | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                      |  |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |            | X<br>Not applicable to type or<br>location of development  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |  | LANDSCAP   | E          |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |

| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |   |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |
|-----|--|---|---|--|
| 14b | X<br>N/A   |   |   | X<br>N/A   |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Any loss of woodland<br>could affect setting<br>especially given its<br>northerly location. | Woodland and<br>surrounding<br>agricultural land<br>must be protected<br>to safeguard the<br>setting of the<br>village. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | The scale of development could have an signifcant visual impact.                            | Phasing the<br>development would<br>help to integrate it<br>with the existing<br>village.                               | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI   | TAGE  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without   | Development unlikely to<br>significantly alter the<br>setting of nearby                     | Retain buildings,<br>evaluation may be<br>required  | O<br>Development can be<br>brought forward without   |
|     | altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features  | Castlehill Windmill /<br>Broch.   |   | altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage  |   | Archaeological<br>watching brief / site<br>controls if required.  | of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural  |

| 16d | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
|-----|---|---|--|
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | High quality<br>masterplanned<br>development which<br>takes consideration<br>of, protects and<br>retains the key<br>cultural heritage<br>elements of the<br>area. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |



|    | WATER/DRAINAGE CONSTRAINTS   |  |   |   |  |
|----|--|--|---|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 1a | -<br>Development would<br>have a minor negative<br>impact one or more<br>water bodies identified<br>in RBMP.   | The current status of the<br>local waters is generally<br>Good / High with<br>exception of Burn of Garth<br>which is Poor.<br>Sewage discharge and<br>agricultural actions /<br>runoff noted as pressures<br>by the RBMP tool. | Connection to<br>public sewer will be<br>required. SUDS to<br>be implemented to<br>address run-off.<br>Potential for<br>morphological<br>improvements to be<br>indentified to the<br>Burn of Garth. | +<br>development will have a<br>small or local scale<br>positive impact on water<br>quality or water supply         |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Sewage discharge and<br>agricultural actions /<br>runoff noted as pressures<br>by the RBMP tool.   | Provide buffer to<br>watercourse.<br>Potential for<br>morphological<br>improvements to be<br>indentified to the<br>Burn of Garth.   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable  | No water supplies noted within 250m of the development site.   |   | x<br>Not Applicable   |  |

|    | CLIMATE CHANGE  |  |  |  |  |  |
|----|---|--|--|--|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car |  | Approriate travel<br>planning asscoiated<br>with potential<br>development.   | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | Significant part of site at<br>risk of flooding from<br>Stangergill Burn.  | SEPA would object<br>unless prior to<br>adoption a Flood<br>Risk Assesment<br>demonstrates that<br>the site is capable<br>of being developed                                     | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |  |
| 4a | x<br>Not Applicable   | Not at coast   |  | x<br>Not Applicable  |  |  |
|    |   | BIODIVERSITY, FLORA  | AND FAUNA  |  |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |  |
| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated                 | Designations apply as<br>noted below. Some scope<br>for connectivity to wildlife<br>across the site using<br>existing hedgerows and<br>tree belts (some identified<br>as ancient woodland) | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention and<br>enhancement of<br>existing features | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |  |  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |  |  |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Indirect effects of<br>recreational pressure<br>should be considered.<br>Also possibility of off-road<br>vehicles accessing dune<br>and beach system.                                      | Recreation<br>management plan<br>may be required to<br>show how any<br>excessive<br>recreational<br>pressure on the<br>SSSI will be averte                                       | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |  |  |
| 5d | -   | Area includes portions of  | Sensitive design /   | 0  |  |  |

|    | Tree removal<br>/afforestation required of<br>non protected woodland.<br>localised and<br>medium/short term   | semi natural woodland<br>and ancient woodland.   | developed area to<br>avoid mature<br>woodland areas.  | Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal             |
|----|---|--|---|--|
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Mature woodland<br>adjacent to the site offers<br>foraging territory   | If woodland will be<br>affected a species<br>survey (e.g bat)<br>may be requested   | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Some scope for<br>connectivity to wildlife<br>across the site using<br>existing hedgerows, tree<br>belts and watercourse | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of<br>existing features | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |  |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |

| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |   |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
|-----|---|---|---|--|
| 8b  | 0<br>appropriate school<br>capacity   |   |   | 0<br>appropriate school<br>capacity  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     | ·   | HUMAN HEALTH AND R  | ECREATION   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 10a | 0   |   | Development of  |  |
|     | Unlikely to have any<br>impact on existing open<br>space  |   | open spaces and<br>path connections<br>guided by<br>masterplan. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | Unlikely to have any impact on existing open  | Any new residential<br>development of over 4<br>dwellings is required to<br>provide a suitable amount<br>of open space. | open spaces and<br>path connections<br>guided by                | Improves/enhances green<br>network connectivity,<br>existing open space or   |

| 10d | 0  |                     | Any new residential   | +  |
|-----|--|---------------------|---|--|
|     | Utilises or is in close<br>proximity to existing<br>connections  |                     | development of<br>over 4 dwellings is<br>required to provide<br>a suitable amount<br>of open space.         | Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network                     |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                     | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network                |
|     |  | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments            | Mitigation  | Post Mitigation Score  |
| 11a | 0<br>Scale or type of<br>proposal unlikely to<br>effect brownfield land  |                     |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>brownfield land  |
| 11b | ??<br>Unknown  |                     |   | ??<br>Unknown  |
| 11c | <br>Large-scale use of<br>Greenfield land  |                     |   | <br>Large-scale use of<br>Greenfield land  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings |                     |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | X<br>not applicable to type or<br>location of development  |                     |   | X<br>not applicable to type or<br>location of development  |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   |                     |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |                     |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                      |                     |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                |
| 13c | Х  | No waste management |   | Х  |

|     | Not applicable to type<br>or location of<br>development  | facilities nearby  |  | Not applicable to type or location of development  |
|-----|--|--|--|--|
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |  | LANDSCAPI  | E  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |  |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |
| 14b | X<br>N/A   |  |  | X<br>N/A   |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Potential development<br>represents a significant<br>expansion of the exisitng<br>village.             | Masterplan or<br>development brief<br>may be required<br>due to the scale of<br>develoipment | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   |  | Need for structural<br>landscaping to<br>augment present<br>woodland belts                   | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI  | TAGE   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of   |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural                      |

|     | cultural heritage<br>features   |   | heritage features  |
|-----|---|---|--|
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | High quality<br>masterplanned<br>development which<br>takes consideration<br>of, protects and<br>retains the key<br>cultural heritage<br>elements of the<br>area. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | High quality<br>masterplanned<br>development which<br>takes consideration<br>of, protects and<br>retains the key<br>cultural heritage<br>elements of the<br>area. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |

| Site Name: CT05: O                  | Id Reading Room Site and |
|-------------------------------------|--------------------------|
| Land to the West                    |                          |
| Settlement: Castleto                | own                      |
|                                     |                          |
| $O(t_{0}, t_{0}) = O(t_{0}, t_{0})$ |                          |
| Site size (ha): 0.3                 |                          |
|                                     |                          |
| Droforrad for                       | Dreferred uses Mixed     |
| Preferred for                       | Preferred uses: Mixed    |
| development:                        | Use (Housing -           |
| Preferred                           | Business)                |
|                                     |                          |
|                                     |                          |



|    | WATER/DRAINAGE CONSTRAINTS   |  |   |   |  |
|----|--|--|---|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  |  |   | x<br>Not Applicable   |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source                      | Stangergill Burn runs<br>along the SE boundary<br>but is unlikely to be<br>affected.   |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source                   |  |
| 1c | x<br>Not Applicable  |  |   | x<br>Not Applicable   |  |
|    |  |  | IGE   |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |  |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk | Large section of the south<br>of the site is at risk of<br>flooding from the burn  | FRA required and<br>any development<br>must avoid areas<br>affected by flood<br>risk. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                         |  |
| 4a | x<br>Not Applicable  | Not at coast   |   | x<br>Not Applicable   |  |
|    |  | BIODIVERSITY, FLORA  | AND FAUNA   |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or             | Grassed area is well<br>maintained and the<br>vacant buildings are well<br>boarded up so little<br>potential for biodiversity<br>value. There may be |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of |  |

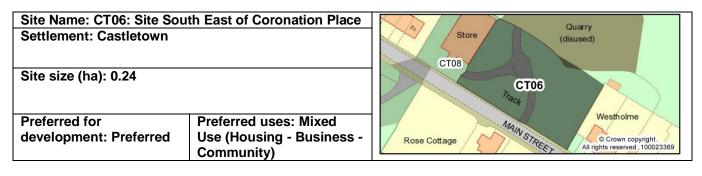
|    | scale of proposal   | interests around the burn  |  | proposal   |
|----|---|--|--|--|
|    |   | alongside the site.  |  |  |
| 5b | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply   |
| 5c | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply   |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Some mature trees<br>around Old Reading<br>Room but some of these<br>may need to be felled as<br>they have grown too large<br>for the curtliage of the<br>property                                       |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Grassed area is well<br>maintained and the<br>vacant buildings are well<br>boarded up so little<br>potential for biodiversity<br>value. There may be<br>interests around the burn<br>alongside the site. | Otter survey may<br>be required.                                     | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | The site itself is unlikely to<br>be part of an important<br>wildlife corridor but the<br>burn alonside the site<br>may.   | Relevant surveys<br>may be required<br>and mitigation<br>identified. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |  |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be   |  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |

|     | easily accommodated<br>by existing Road<br>Network  |  |  |  |
|-----|---|--|--|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access                        |  |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                        |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections        |  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections     |
| 8b  | +<br>development could help<br>sustain existing services  |  |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |  |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R   | ECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Potential improvement to<br>the quality but reducation<br>in size of the grassed<br>area which is currently<br>used as openspace | Provision of<br>openspace in line<br>with the Council's<br>Openspace<br>Supplementary<br>Guidance. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network    |
| 10b | -<br>Proposal would result in<br>minor loss in open<br>space  | Potential improvement to<br>the quality but reducation<br>in size of the grassed<br>area which is currently<br>used as openspace | Provision of<br>openspace in line<br>with the Council's<br>Openspace<br>Supplementary<br>Guidance. | -<br>Proposal would result in<br>minor loss in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |

| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |
|-----|---|--|---|---|
|     |   | WASTE AND NATURAL  | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           | Brownfield land.<br>Buildings currently vacant.<br>Grassed area is<br>brownfield but currently<br>used as openspace. |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land             | Potential contamination on the grassed area.   | Contamination<br>survey may be<br>required.                             | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land             |
| 11c | X<br>No Greenfield Land   |  |   | X<br>No Greenfield Land   |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           | Buildings currently vacant.  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 12a | X<br>not applicable to type or<br>location of development                             |  |   | X<br>not applicable to type or<br>location of development                             |
| 12b | X<br>not applicable to type or<br>location of development                             |  |   | X<br>not applicable to type or<br>location of development                             |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill             | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria               |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |
| 13c | X<br>Not applicable to type<br>or location of<br>development                          | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development                             |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill             | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria               |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
|     |   | LANDSCAPI  | E   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |

| 14a | X<br>N/A  |   |   | X<br>N/A   |
|-----|---|---|---|--|
| 14b | X<br>N/A  |   |   | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Infill site and vacant<br>building, which if designed<br>well, development would<br>make a positive<br>contribtuion to the<br>surrounding area. |   | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle    |
| 15b | 0<br>proposal would not be<br>visually intrusive  |   |   | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI   | TAGE  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16b | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Old Reading Room<br>building is B-Listed  | Ensure any<br>renovation of the<br>building is sensitive<br>to the hertiage<br>value of the<br>building | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type   |   |   | X<br>Not applicable to type or   |

|     | or location of development                                   |  | location of development                                   |
|-----|--|--|---|
| 16h | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |



|    | WATER/DRAINAGE CONSTRAINTS  |   |  |   |  |
|----|---|---|--|---|--|
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | The current status of the<br>local waters is Good /<br>High.<br>Sewage discharge is<br>noted as a pressure by<br>the RBMP tool. | New development<br>would be subject to<br>suitable waste<br>water treatment<br>arrangements. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | The current status of the<br>local waters is Good /<br>High.<br>Sewage discharge is<br>noted as a pressure by<br>the RBMP tool. |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of the development site.  |  | x<br>Not Applicable   |  |
|    |   | CLIMATE CHAN  | NGE  |   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                   |   |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| 3a | 0<br>Due to scale or type of  | Site is not located within<br>an identified flood risk  | Provision of appropriate SUDS  | 0<br>Due to scale or type of  |  |

|    | proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | area.                      | and flood<br>prevention<br>measures. | proposal there is unlikely<br>to be any impact on<br>existing flooding issues   |
|----|---|----------------------------|--------------------------------------|---|
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues                           | Not at coast               |                                      | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                           |
|    |   | <b>BIODIVERSITY, FLORA</b> | AND FAUNA                            |   |
|    | Pre-Mitigation score  | Comments                   | Mitigation                           | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                            |                                      | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                            |                                      | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                            |                                      | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                            |                                      | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |                            |                                      | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                            |                                      | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |                         |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----|---|-------------------------|---|--|
|    |   | SITE DELIVERABILITY/ SU | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments                | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |                         |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |                         |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | -<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access<br>that can be mitigated   |                         | Formation of a<br>suitbale access<br>conditioned by<br>planning<br>permission<br>05/00504/FULCA | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |                         |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | 0<br>appropriate school<br>capacity   |                         |   | 0<br>appropriate school<br>capacity  |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   |                         |   | 0<br>Potential minor constraint<br>that can be mitigated   |

|     | 1   |                         | 1  | 1  |
|-----|---|-------------------------|--|--|
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |                         |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R      | ECREATION  |  |
|     | Pre-Mitigation score  | Comments                | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                         |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |                         |  | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                         |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                         |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                         | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
|     |   | WASTE AND NATURAL       | RESOURCES  |  |
|     | Pre-Mitigation score  | Comments                | Mitigation   | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                                 |                         |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                              |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site         |                         | Appropriate<br>contaminated land<br>surveying and<br>remediation as<br>conditioned in<br>planning<br>permission<br>05/00504/FULCA. | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite                     |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land                       |                         |  | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land                       |
| 11d | 0   | Strcuture on site to be |  | 0  |
|     |   |                         |  |  |

|     | Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings   | demolished, permitted by<br>planning permission<br>05/00504/FULCA.                                     |            | Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings         |
|-----|---|--|------------|---|
| 12a | X<br>not applicable to type or<br>location of development   |  |            | X<br>not applicable to type or<br>location of development   |
| 12b | X<br>not applicable to type or<br>location of development   |  |            | X<br>not applicable to type or<br>location of development   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                   |  |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                   |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |            | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill   | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |   | LANDSCAPE  | Ē          |   |
|     | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes |  |            | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes |
| 14b | X<br>N/A  |  |            | X<br>N/A  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Proposal located on a gap<br>site within the<br>development pattern of<br>Castletown.                  |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |
| 15b | 0<br>proposal would not be<br>visually intrusive  | Proposal located on a gap<br>site within the<br>development pattern of<br>Castletown.                  |            | 0<br>proposal would not be<br>visually intrusive  |

|     |   | CULTURAL HER | ITAGE   |  |
|-----|---|--------------|---|--|
|     | Pre-Mitigation score  | Comments     | Mitigation  | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |              |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |              |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |              |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |              |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |              |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |              |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |              |   | X<br>Not applicable to type or<br>location of development  |
| 16h | -<br>Development of site<br>would have a minor<br>negative impact on a  |              | Store building<br>existing on site is<br>not designated but<br>could be preserved | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or   |

| cultural heritage<br>designation's wider<br>setting | or incorporated into<br>future development.<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
|---|---|
|---|---|

| Site Name: CT08: Former                 | Castletown Quarry          |  |
|---|----------------------------|--|
| Settlement: Castletown                  |                            |  |
| Site size (ha): 2.4                     |                            | CT08 Castletown  |
| Preferred for<br>development: Preferred | Preferred uses: Industrial | Bet Castor Castor<br>Based<br>Based<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |   |  |  |  |
|----|---|---|--|--|--|
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | The current status of the local waters is Good /<br>High.<br>Sewage discharge is noted as a pressure by the RBMP tool.          | New development<br>would be subject to<br>suitable waste<br>water treatment<br>arrangements. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | The current status of the<br>local waters is Good /<br>High.<br>Sewage discharge is<br>noted as a pressure by<br>the RBMP tool. |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
| 1c | x<br>Not Applicable   | No water supplies noted<br>within 250m of the<br>development site.  |  | x<br>Not Applicable  |  |
|    |   | CLIMATE CHAN  | NGE  |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased |   |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/ |  |

SAC01-Site Assessment Checklist

|    | car travel  |  |   | increased car travel  |
|----|---|--|---|---|
| За | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk          | Low pluvial flood risk identified on site. | SUDS / flood<br>mitigation works.   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues                           | Not at coast                               |   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                           |
|    |   | BIODIVERSITY, FLORA                        | AND FAUNA   |   |
| -  | Pre-Mitigation score  | Comments                                   | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | ??<br>Unknown   |  | Protected species<br>survey may be<br>required for future<br>development. | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation  |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including   |

|    | (including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |   | Geodiversity) sites due to<br>nature or scale of<br>proposal   |
|----|---|--|---|--|
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    | •   | SITE DELIVERABILITY/ SU                  | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments                                 | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |  |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | -<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access<br>that can be mitigated     | Possible access issues depending on use. | Provision of<br>suitable site access<br>arrangements.<br>Preserve 'Avenue'<br>to Castlehill<br>Development. | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b | X<br>N/A  |  |   | X<br>N/A   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of   |  |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within   |

|     | the site   |                                 |   | 200m of the site   |
|-----|--|---------------------------------|---|--|
|     | ·  | HUMAN HEALTH AND R              | ECREATION   |  |
|     | Pre-Mitigation score   | Comments                        | Mitigation  | Post Mitigation Score  |
| 10a | X<br>Not applicable  |                                 |   | X<br>Not applicable  |
| 10b | X<br>Not applicable  |                                 |   | X<br>Not applicable  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                                 |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                                 |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                                 | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|     | 1  | WASTE AND NATURAL               | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments                        | Mitigation  | Post Mitigation Score  |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings                          |                                 |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings                    |
| 11b | ??<br>Unknown  |                                 |   | ??<br>Unknown  |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land                                      |                                 |   | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land                                   |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings | Very limited structures on site |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | X<br>not applicable to type or<br>location of development  |                                 |   | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or   |                                 |   | X<br>not applicable to type or   |

|     | location of development   |   |            | location of development  |
|-----|---|---|------------|--|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |   |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |   |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |
| 13c | O<br>No significant impact on<br>the amount of waste<br>going to landfill   | No waste management facilities nearby               |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |   |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |   | LANDSCAPI   | E          |  |
|     | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |   |            | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |
| 14b | X<br>N/A  |   |            | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Site relates to existing built development pattern. |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  | Site relates to existing built development pattern. |            | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI                                       | TAGE       |  |
|     | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage |   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

|     | features  |  |  |
|-----|---|--|--|
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Former Icetech site | CT01  |
|---------------------|---|
| town                | Deport  |
|                     | Works CT07<br>CT09                                  |
| Preferred uses:     | A Varg  |
|                     | Bither stitutitit                                   |
|                     | Myre Stangergill                                    |
| Dusiliessy          | © Crown copyright.<br>All rights reserved 100023369 |
|                     | town  |

|    | WATER/DRAINAGE CONSTRAINTS  |   |   |  |
|----|---|---|---|--|
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | The current status of the<br>local waters is Good /<br>High.<br>Sewage discharge is<br>noted as a pressure by<br>the RBMP tool. | New development<br>would be subject to<br>suitable waste<br>water treatment<br>arrangements.          | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | Development is unlikely to<br>result in a direct physical<br>impact on the adjacent<br>watercourse.                             |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of the development site.  |   | x<br>Not Applicable  |
|    |   | CLIMATE CHAN  | NGE   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car |   | Green travel<br>planning to<br>minimise carbon<br>emissions from<br>fuutre employment<br>development. | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |
| За | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | Stangergill Burn flows<br>along south east<br>boundary of the site an is<br>a potential cause of flood<br>risk                  | Flood Risk<br>Assessment<br>required.   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a | x<br>Not Applicable   | Not at coast  |   | x<br>Not Applicable  |

|    | BIODIVERSITY, FLORA AND FAUNA   |   |   |   |
|----|---|---|---|---|
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Small watercourse along the E and S boundaries    | Watercourse must<br>be safeguarded<br>and enhanced                        | +<br>Proposal will protect<br>Ancient Inventoried<br>woodland   |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   | Protected species<br>survey may be<br>required for future<br>development. | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Small watercourse along<br>the E and S boundaries | Watercourse must<br>be safeguarded<br>and enhanced                        | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU                           | JSTAINABILITY   |   |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |

| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |  |            | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |  |
|-----|---|--|------------|--|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   | Existing vehicle access<br>suitbale for HGV's in<br>place. |            | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Existing vehicle access suitbale for HGV's in place.       |            | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |            | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |  |
| 8b  | X<br>N/A  |  |            | X<br>N/A   |  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |            | 0<br>Potential minor constraint<br>that can be mitigated   |  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |            | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |  |
|     | HUMAN HEALTH AND RECREATION   |  |            |  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |  |
| 10a | X<br>Not applicable   |  |            | X<br>Not applicable  |  |
| 10b | 0   |  |            | 0  |  |

|     | There will be no net increase in open space   |                                       |   | There will be no net increase in open space   |
|-----|---|---------------------------------------|---|---|
| 10c | X<br>Not applicable   |                                       |   | X<br>Not applicable   |
| 10d | X<br>Not applicable   |                                       |   | X<br>Not applicable   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              |                                       | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              |
|     |   | WASTE AND NATURAL                     | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments                              | Mitigation  | Post Mitigation Score   |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |                                       |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |
| 11b | ??<br>Unknown   |                                       |   | ??<br>Unknown   |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land             |                                       |   | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land                |
| 11d | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |                                       |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |
| 12a | X<br>not applicable to type or<br>location of development   |                                       |   | X<br>not applicable to type or<br>location of development   |
| 12b | X<br>not applicable to type or<br>location of development   |                                       |   | X<br>not applicable to type or<br>location of development   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                         |                                       |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                         |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources             |                                       |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources             |
| 13c | X<br>Not applicable to type<br>or location of   | No waste management facilities nearby |   | X<br>Not applicable to type or  |

|     | development   |  |  | location of development  |  |  |
|-----|---|--|--|--|--|--|
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill   | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |  |
|     | LANDSCAPE   |  |  |  |  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |  |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |  |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |  |  |
| 14b | X<br>N/A  |  |  | X<br>N/A   |  |  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |  |  | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |  |  |
| 15b | 0<br>proposal would not be<br>visually intrusive  |  |  | 0<br>proposal would not be<br>visually intrusive   |  |  |
|     |   | CULTURAL HERI  | TAGE   |  |  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Possibility of cist burials noted on site.   | Archaeological<br>watching brief / site<br>controls if required. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |  |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of   |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural   |  |  |

|     | cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features  |  | heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|--|--|
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: CT11: Land                           | at West Dunnet Beach | Sand   |
|---|----------------------|--|
| Settlement: Castletown                          |                      | o vitu   |
| Site size (ha): 4.7                             |                      | Ford CT11 (dis)  |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A  | Dunes<br>© Crown copyright.<br>All rights reserved 100023369<br>Insert Location Plan |

|    | WATER/DRAINAGE CONSTRAINTS                              |                          |            |   |  |
|----|---|--------------------------|------------|---|--|
|    | Pre-Mitigation score                                    | Comments                 | Mitigation | Post Mitigation Score                                   |  |
| 1a | x<br>Not Applicable                                     | Dunnet Bay rated as High |            | x<br>Not Applicable                                     |  |
| 1b | 0<br>Development is unlikely<br>to have any significant |                          |            | 0<br>Development is unlikely to<br>have any significant |  |

|    | effects on any water<br>bodies or water supply<br>source  |  |               | effects on any water<br>bodies or water supply<br>source  |
|----|---|--|---------------|---|
| 1c | x<br>Not Applicable   |  |               | x<br>Not Applicable   |
|    |   | CLIMATE CHAI   | NGE           |   |
|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   |  |               | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| За | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  |  | FRA required. | -<br>Some of the site (<50%)is<br>within an area of known<br>flooding or within an<br>indicative area of medium<br>to high flood risk   |
| 4a | -<br>Site is in an area of<br>minor coastal erosion<br>and/ or Will have a<br>minor negative impact<br>on coastal erosion   | Sand dunes which would<br>be affected by any<br>development      |               | -<br>Site is in an area of minor<br>coastal erosion and/ or<br>Will have a minor<br>negative impact on<br>coastal erosion   |
|    |   | <b>BIODIVERSITY, FLORA</b>                                       | AND FAUNA     |   |
|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score   |
| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated |  |               | -<br>development of site would<br>have a minor negative<br>effect on the integrity of a<br>national, local nature<br>conservation designation<br>or Geodiversity site or<br>the qualities for which it<br>has been designated |
| 5b | X<br>N/A no designations<br>apply   |  |               | X<br>N/A no designations apply  |
| 5c | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the  | Fully within Dunnet Links<br>which are important dune<br>beaches |               | -<br>development of site would<br>have a minor negative<br>effect on the integrity of a<br>national, local nature<br>conservation designation<br>or Geodiversity site or<br>the qualities for which it<br>has been designated |

|    | qualities for which it has been designated  |  |                                     |   |
|----|---|--|-------------------------------------|---|
| 5d | X<br>N/A no designations<br>apply   |  |                                     | X<br>N/A no designations apply  |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Potential for some<br>protected species to be<br>present due to the<br>vegetation and proximity<br>to the sea. | Relevant surveys to be carried out. | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |                                     | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Could affect movement of species along the shore front.  |                                     | -<br>development of site would<br>have a minor negative<br>effect on the integrity of a<br>national, local nature<br>conservation designation<br>or Geodiversity site or<br>the qualities for which it<br>has been designated |
|    |   | SITE DELIVERABILITY/ SU  | JSTAINABILITY                       |   |
|    | Pre-Mitigation score  | Comments   | Mitigation                          | Post Mitigation Score   |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |  |                                     | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc  |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |                                     | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |                                     | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access   |

|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
|-----|--|--|---|---|
|     | Γ  | WASTE AND NATURAL  | RESOURCES   | Ι   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |  |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
| 10c | -<br>Proposal would<br>fragment key access<br>networks or open space<br>and/or The proposal<br>does not connect or<br>relate well to existing<br>open space or access<br>networks or green<br>networks | The dune beaches are<br>used for recreational uses<br>and development would<br>reduce this resource. |   | -<br>Proposal would fragment<br>key access networks or<br>open space and/or The<br>proposal does not<br>connect or relate well to<br>existing open space or<br>access networks or green<br>networks |
| 10b | -<br>Proposal would result in<br>minor loss in open<br>space   | The dune beaches are<br>used for recreational uses<br>and development would<br>reduce this resource. |   | -<br>Proposal would result in<br>minor loss in open space   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space  |  |   | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
|     |  | HUMAN HEALTH AND R   | ECREATION   |   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site  |  |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated  |  |   | 0<br>Potential minor constraint<br>that can be mitigated  |
| 8b  | X<br>N/A   |  |   | X<br>N/A  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |  |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |

| 11a | 0<br>Scale or type of<br>proposal unlikely to<br>effect brownfield land  | Former quarry which is now in quite a natural state.   |            | 0<br>Scale or type of proposal<br>unlikely to effect<br>brownfield land  |
|-----|--|--|------------|--|
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land  |  |            | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land  |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land                                      |  |            | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land                                   |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings |  |            | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | X<br>not applicable to type or<br>location of development  |  |            | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development  |  |            | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                      |  |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |            | X<br>Not applicable to type or<br>location of development  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |  | LANDSCAP   | E          |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 14a | X<br>N/A   |  |            | X<br>N/A   |
| 14b | х  |  |            | Х  |

|     | N/A  |  |            | N/A  |
|-----|--|--|------------|--|
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Development would have<br>a significant impact on the<br>dune beach of Dunnet<br>Bay         |            | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway line<br>river etc, which cou |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Located close to a main<br>public road and within an<br>area used frequently by<br>visistors |            | -<br>proposal would be visually<br>intrusive in wider general<br>scenery   |
|     |  | CULTURAL HERI  | TAGE       |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                 |
| 16c | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of  |  |            | X<br>Not applicable to type or<br>location of development  |

|     | development   |  |  |
|-----|---|--|--|
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

## Dornoch

| Site Name: DN01 Dornoch              | North   |                    |
|--------------------------------------|---|--------------------|
| Settlement: Dornoch                  |   |                    |
| Site size (ha): 19.5                 |   |                    |
| Preferred for development: Preferred | Preferred uses: Mixed use<br>(housing, employment,<br>retail) | Bishopfiel<br>DN10 |

|    | WATER/DRAINAGE CONSTRAINTS   |   |  |  |  |
|----|--|---|--|--|--|
|    | Pre-Mitigation score   | Comments                                    | Mitigation   | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable  |   |  | x<br>Not Applicable  |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Watercourse runs through site               | Retain and<br>integrate<br>watercourse as a<br>natural feature<br>within development | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source                  |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | No known water supplies within 250m of site |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source                  |  |
|    |  |   | NGE  |  |  |
|    | Pre-Mitigation score   | Comments                                    | Mitigation   | Post Mitigation Score  |  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499  | Capacity of 250 units                       |  | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha |  |

|    | houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car                      |  |  | of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car  |
|----|---|--|--|---|
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk          | At risk of fluvial and pluvial flooding  | Development<br>should be in line<br>with existing agreed<br>FRA, or FRA work<br>to be extended if<br>proposals vary or<br>site extent larger.<br>No development<br>should take place in<br>areas shown to be<br>at risk of flooding. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | x<br>Not Applicable   | Not at coast   |  | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 5a | +<br>proposal will help<br>safeguard a national,<br>local conservation or<br>geodiversity site  | Much of site is farmland<br>with very few hedgerows<br>or trees. Potential to<br>increase vegetation on<br>site and create nore<br>habitats and increase<br>range of bioiversity on<br>site. | Provide a range of green infrastructure components.  | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Dornoch Firth<br>and Loch Fleet SPA,<br>Moray Firth SAC,<br>Dornoch Firth SAC and<br>Dornoch Firth and Loch<br>Fleet Ramsar   | Likely to require<br>cumulative HRA<br>assessment in<br>relation to possible<br>effect on the<br>Dornoch Firth SAC.<br>All development<br>should connect tot<br>h epublic sewer.   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Dornoch Firth<br>SSSI although unlikely<br>that development on this<br>site would have an impact<br>on SSSI   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Near semi natural<br>woodland and TPOs on<br>eastern flank of site   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -<br>Protected Species  |  | In so far as otters<br>are a qualifying  | 0<br>Unlikely to be any impact  |

| 5f       | present but licence not<br>required due to ability to<br>mitigate<br>0<br>Unlikely to be any<br>impact on national or<br>local conservation                 |  | interest of the<br>adjacent SAC, an<br>otter survey should<br>accompany any<br>planning<br>application. | on protected species<br>0<br>Unlikely to be any impact<br>on national or local<br>conservation (including                   |
|----------|---|--|---|---|
|          | (including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |   | Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5g       | +<br>proposal will help<br>safeguard a national,<br>local conservation or<br>geodiversity site  | A carefully designed,<br>masterplanned<br>development has the<br>potential to create wildlife<br>corridors in site and<br>provide greater<br>connectivity with wider<br>countryside. Watercourse<br>runnig through the site<br>and tree belts provide<br>connectivity. |   | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site                              |
|          |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |   |
|          | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 6a       | +<br>Minor sheltered by<br>topography and   | Sloping site, with some natural landform shelter   | Provide shelterbelt<br>planting and<br>orientate houses to  | +<br>Minor sheltered by<br>topography and   |
|          | vegetation south west or<br>south east facing<br>gradual slope  |  | maximise solar gain   | vegetation south west or<br>south east facing gradual<br>slope  |
| 7a       | south east facing   |  |   | vegetation south west or south east facing gradual  |
| 7a<br>7b | south east facing<br>gradual slope<br>-<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under |  | maximise solar gain<br>Embo Road would<br>need to be widened<br>and footpath                            | vegetation south west or<br>south east facing gradual<br>slope<br>++<br>Proposal would improve<br>capacity on existing road |

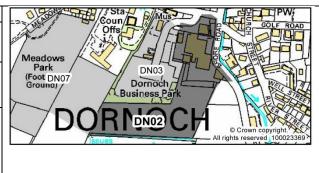
| 8b<br>9a | <ul> <li>++<br/>development will make a<br/>significant contribution<br/>to sustaining local<br/>services</li> <li>0<br/>Potential minor<br/>constraint that can be</li> </ul> | Capacity in Dornoch<br>Academy and Dornoch<br>Primary School<br>Overhead lines on site   | Setback from<br>overhead lines   | <ul> <li>++</li> <li>development will make a significant contribution to sustaining local services</li> <li>0</li> <li>Potential minor constraint that can be mitigated</li> </ul> |
|----------|--|--|--|--|
| 9b       | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site  |  | All development<br>should connect to<br>the public sewer.  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|          |  | HUMAN HEALTH AND R   | ECREATION  |  |
|          | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 10a      | #N/A   | Existing agricultural land<br>not used formally as open<br>space   |  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b      | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution<br>to green network or<br>connectivity of open<br>space                | Open space will need<br>considered in context of<br>HRA to limit the scope for<br>disturbing/damaging<br>recreational pressure on<br>the coastal SAC/SPA<br>interests. | Capacity of 250<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution to<br>green network or<br>connectivity of open<br>space                    |
| 10c      | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network and or<br>Improved access to<br>open space                            |  | Provides links<br>eastProvides links<br>east   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space                                   |
| 10d      | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network   | Some core paths near site.   | Ensure footpath<br>links to town centre  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e      | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key   | Masterplan provides for open space and new planting.   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |

|     | access network   |  | or key access<br>network                |  |  |
|-----|--|--|---|--|--|
|     | WASTE AND NATURAL RESOURCES  |  |   |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation                              | Post Mitigation Score  |  |
| 11a | X<br>N/A no brownfield land<br>onsite  | Undeveloped land   |   | X<br>N/A no brownfield land<br>onsite  |  |
| 11b | X<br>No contamination<br>present   |  |   | X<br>No contamination present  |  |
| 11c | <br>Large-scale use of<br>Greenfield land  |  |   | <br>Large-scale use of<br>Greenfield land  |  |
| 11d | X<br>No Greenfield Land  | No existing structures on site   |   | X<br>No Greenfield Land  |  |
| 12a | X<br>not applicable to type or<br>location of development  | Podzol on site   |   | X<br>not applicable to type or<br>location of development  |  |
| 12b | <br>Will cause a very<br>significant loss of 3.1 or<br>3.2 agricultural land or<br>good quality croft land | 3.2 quality land, which is comparatively good agricultural land for the area.                          |   | <br>Will cause a very<br>significant loss of 3.1 or<br>3.2 agricultural land or<br>good quality croft land |  |
| 13a | -<br>Will cause an increased<br>amount of waste going<br>to landfill                                       | Large scale development  | provide recycling<br>facilities on site | O<br>No significant impact on<br>the amount of waste<br>going to landfill                                  |  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                      |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                      |  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities near site   |   | X<br>Not applicable to type or<br>location of development  |  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill                                  | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                                  |  |
|     | LANDSCAPE  |  |   |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation                              | Post Mitigation Score  |  |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any                           | Proximity of Dornoch Firth<br>NSA but unlikely to have<br>any impact on it                             |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any                           |  |

|     | effects on designated landscapes   |   |   | effects on designated landscapes   |
|-----|--|---|---|--|
| 14b | X<br>N/A   |   |   | X<br>N/A   |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Site forms part of the<br>entrance to Dornoch from<br>the north. With SDA and<br>existing allocation.<br>Masterplan suggests a<br>phased development. | High quality<br>masterplanned<br>development which<br>takes consideration<br>of the esker<br>landform and<br>existing field<br>pattern and links<br>development to rest<br>of Dornoch   | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Site is very prominent<br>from Embo Road and<br>Poles Road  | Sensitive layout<br>and design of<br>housing to reflect<br>existing buildings in<br>Dornoch and<br>adjacent<br>Conservation Area.<br>Development will<br>need to be visually<br>contained. A high<br>quality gateway<br>should be created<br>on the northern<br>approach. | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI   | TAGE  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              | Will not affect Dornoch<br>Cathedral graveyard  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  | Several HER on site and<br>surrounding site. Two<br>cists on site   | Any archaeological<br>remains must be<br>recorded. Exclusion<br>zone around cists.  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important   | Adjacent to a B and C<br>listed building but impact<br>should be minimal due to<br>topography   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural   |

|     | and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |   |  | Development will maintain<br>the setting of cultural<br>heritage features  |
|-----|---|---|--|--|
| 16d | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Southern end of site is<br>adjacent to Dornoch's<br>Conservation Area | High quality<br>masterplanned<br>development which<br>takes consideration<br>of and protects, and<br>where necessary<br>retains the key<br>cultural heritage<br>elements of the<br>site. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: DN02 Dornoch | n South Abattoir       |
|-------------------------|------------------------|
| Settlement: Dornoch     |                        |
|                         |                        |
| Site size (ha): 3.0     |                        |
|                         | _                      |
| Preferred for           | Preferred uses: Mixed  |
| development: Preferred  | Use (Student           |
| -                       | accomodation,          |
|                         | employment, community, |
|                         | open space)            |



| WATER/DRAINAGE CONSTRAINTS   |  |  |  |  |  |
|--|--|--|--|--|--|
| Pre-Mitigation score         Comments         Mitigation         Post Mitigation Score |  |  |  |  |  |

| 1a | x<br>Not Applicable   | Dornoch Burn, Black<br>Burn, no concerns about<br>status, along boundary of<br>site, no watercourses on<br>site  |  | x<br>Not Applicable   |
|----|---|--|--|---|
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  | No watercourses on site,<br>but burn along southern<br>boundary  | Provide buffer to<br>watercourse on<br>southern boundary   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source   |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | No known water supplies<br>nearby within 250m of site  |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source   |
|    | •   | CLIMATE CHAN   | IGE  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |  | Promote active<br>travel and links to<br>public transport.   | +<br>Mixed use proposal (e.g.<br>housing, employment and<br>community uses) close to<br>existing centres of<br>population and/or similar<br>uses, reducing car use<br>and enabling use of active<br>travel choices and use of<br>public transport |
| 3a | <br>Most of the site (>50%)<br>is within an area known<br>to flood or within an<br>indicative area of<br>medium to high flood<br>risk   | Most of the site at risk of<br>flooding on Indicative<br>SEPA Flood map, though<br>the new maps show less<br>risk. Records of flooding<br>at various locations along<br>the Dornoch Burn in the<br>past. An FRA for part of<br>site has confirmed risk of<br>flooding on part of site. | Provision of SUDS,<br>appropriate building<br>heights. Flood risk<br>assessment<br>required and no<br>development<br>should take place in<br>areas shown to be<br>at risk of flooding. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues   |
| 4a | x<br>Not Applicable   | Not at coast   |  | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or  | Proximity to Dornoch Firth<br>and Morrich More SAC<br>and Dornoch Firth and<br>Loch Fleet SPA.   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of   |

|    | scale of proposal   |  |  | proposal  |
|----|---|--|--|---|
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Proximity to Dornoch Firth<br>and Morrich More SAC<br>and Dornoch Firth and<br>Loch Fleet SPA. | Likely to require<br>cumulative HRA<br>assessment in<br>relation to possible<br>effect on the SAC.<br>All development<br>should connect to<br>public sewer.                              | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   | Proximity to Dornoch Firth<br>and Morrich More SAC<br>and Dornoch Firth and<br>Loch Fleet SPA. |  | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Old disused building on<br>site may merit a bat<br>survey.                                     | In so far as otters<br>are a qualifying<br>interest of the<br>adjacent SAC, an<br>otter survey should<br>accompany any<br>planning<br>application. Bat<br>survey of disused<br>building. | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Open ground to rear  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU  | STAINABILITY   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Exposed to south/south<br>west, flat site  | Provide shelter belt<br>planting   | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |
| 7a | 0<br>Proposal would be<br>easily accommodated   | Abattoir now closed but when open it had HGV   |  | 0<br>Proposal would be easily<br>accommodated by  |

|     | by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network  | traffic  |  | existing Road Network  |
|-----|---|--|--|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | New access may be required   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | 0<br>appropriate school<br>capacity   | Depending on final use,<br>development may or may<br>not generate additional<br>pupils. Capacity in<br>Dornoch Academy and<br>Dornoch Primary School |  | 0<br>appropriate school<br>capacity  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Existing site  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Current deficiency in<br>sewerage capacity but<br>development could<br>contribute to sewage<br>upgrade   | All development<br>should connect to<br>public sewer                 | +<br>proposal will contribute a<br>minor improvement to<br>public drainage or<br>sewerage issues   |
|     | -   | HUMAN HEALTH AND R   | ECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Previously developed site at the edge of town  |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |  | Part of site prone to<br>flooding could be<br>used for open<br>space | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close  |  | Create pedestrian<br>link to Meadows                                 | +<br>Improves/enhances green   |

|     | proximity to existing<br>connections  |   | ParkCreate<br>pedestrian link to<br>Meadows Park                                   | network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
|-----|---|---|--|--|
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                | Edge of town location in<br>close proximity to<br>footpaths                                   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections            | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|     |   | WASTE AND NATURAL   | RESOURCES  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         | Top half of site is brownfield  |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                                      |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Former use as an abattoir   | Contamination<br>survey  | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite                             |
| 11c | -<br>Small scale use of<br>greenfield land  |   | Some parts of site<br>which are<br>greenfield may be<br>used as open<br>space/SUDs | -<br>Small scale use of<br>greenfield land   |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         | Existing buildings of poor<br>quality and are unlikely to<br>be reused                        | Potential to reuse some materials  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                                      |
| 12a | X<br>not applicable to type or<br>location of development   | Previously developed land<br>at abattoir, rest of site is<br>podzol                           |  | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development   | Greenfield section of site<br>is not classified as high<br>quality agricultural soil<br>(4.1) |  | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           |   | Potential for<br>recycling facilities<br>to be provided on<br>site                 | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural                            |   | Potential to reuse some materials  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural   |

|     | resources  |  |  | resources   |
|-----|--|--|--|---|
| 13c | X<br>Not applicable to type<br>or location of<br>development   | Not near waste<br>management facility  |  | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria   |  | +<br>Will facilitate sustainable<br>waste management at a<br>local scale  |
|     |  | LANDSCAPE  | E  |   |
| -   | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  | Half of site is previously<br>developed land. Close<br>proximity to Dornoch Firth<br>NSA. Existing buildings<br>derelict and poor quality.   | Careful layout,<br>siting and design<br>could improve the<br>impact on the<br>surrounding area       | +<br>Proposal offers minor or<br>local protection to a local<br>designated landscape or<br>the qualities of wildness<br>in the area/isolated cost   |
| 14b | X<br>N/A   |  |  | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Existing site and<br>proposed brownfield<br>redevelopment. Part of<br>site already within SDA.<br>Sutherland Landscape<br>Capacity Study identifies<br>southern part of site as<br>unlikely to be suitable for<br>development due to<br>landscape value. | Potential for high<br>quality<br>redevelopment to<br>improve built<br>environment.                   | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle       |
| 15b | +<br>proposal would lead to<br>an improvement to an<br>existing detracting<br>feature in wider general<br>scenery and/ or Type of<br>proposed development<br>fits well with existing<br>development                                | Existing derelict site;<br>redevelopment likely to<br>improve visual quality of<br>local environment.<br>Southern end of site is<br>within a key view from<br>Shore Road.  | Sensitive siting,<br>design and scale  | ++<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in a valued or sensitive<br>view e.g. by<br>redevelopment of derelict<br>/gap site and fits well into<br>the surrounding<br>landscape and land |
|     |  | CULTURAL HERI  | TAGE   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features            | Dornoch Cathedral and<br>Grave Yard  | Potential moderate<br>improvement of<br>setting by<br>environmental<br>improvement of<br>nearby site | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin    |

| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Several Historic<br>Environment Record sites<br>within and surounding<br>site.  | Any archaelogical<br>remains must be<br>recorded   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
|-----|---|---|--|--|
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Several listed building<br>nearby: Dornoch<br>Cathedral; Former<br>Bishops Palace; Dornoch<br>Jail and Courthouse;<br>Former Drill Hall | Sensitive<br>redevelopment of<br>site required; high<br>quality design;<br>appropriate scale | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Close proximity to<br>Conservation Area, but<br>sites lies outwith  | Sensitive layout,<br>design and scale  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: DN03<br>Business Park           | Dornoch   | Ome View Order Court<br>Gund Officer  |
|--|---|---|
| Settlement: Dorn                           | och   |   |
| Site size (ha): 1.9                        |   |   |
| Preferred for<br>development:<br>Preferred | Preferred<br>uses:<br>Business and<br>light<br>industrial | DN07<br>Dn03<br>Dn02<br>us 55<br>Dn02<br>us 55<br>Dn02<br>Dn02<br>Us 55<br>Dn02<br>Dn02<br>Dn02<br>Dn02<br>Dn02<br>Dn02<br>Dn02<br>Dn02 |

|    |  | WATER/DRAINAGE CO   | NSTRAINTS  |   |
|----|--|---|------------|---|
|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
| 1a | x<br>Not Applicable  | No watercourse on site  |            | x<br>Not Applicable   |
| 1b | x<br>Not Applicable  | No waterocurse on site  |            | x<br>Not Applicable   |
| 1c | x<br>Not Applicable  | Not at coast  |            | x<br>Not Applicable   |
|    |  | CLIMATE CHA   | NGE        |   |
|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                | Existing development on<br>site, any further<br>development will<br>consolidate use of site |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                 |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues | Site is not located within<br>an identified flood risk<br>area                              |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues |
| 4a | x<br>Not Applicable  | Not at coast  |            | x<br>Not Applicable   |

## **BIODIVERSITY, FLORA AND FAUNA**

|    | Pre-Mitigation score  | Comments | Mitigation | Post Mitigation Score   |
|----|---|----------|------------|---|
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |          |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

| <b>_</b> |   |                                   |  | 0  |
|----------|---|-----------------------------------|--|--|
| 5b       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Proximity to Dornoch Firth<br>SAC | Likely to require<br>cumulative HRA<br>assessment in<br>relation to possible<br>effect on the<br>Dornoch Firth SAC.<br>All development<br>should connect to<br>public sewer. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5c       | X<br>N/A no designations<br>apply   |                                   |  | X<br>N/A no designations apply   |
| 5d       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |                                   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5e       | 0<br>Unlikely to be any<br>impact on protected<br>species   | Development already on site       |  | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |                                   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |                                   | Retain trees around the boundary   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|          |   | SITE DELIVERABILITY/ SU           | STAINABILITY   |  |
| -        | Pre-Mitigation score  | Comments                          | Mitigation   | Post Mitigation Score  |
| 6a       | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Flat site                         |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a       | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be   | Site already in use               |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |

|     | easily accommodated<br>by existing Road<br>Network  |   |  |  |
|-----|---|---|--|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Existing access could be used                     |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Any further development<br>would consolidate site |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | X<br>N/A  | Business use                                      |  | X<br>N/A   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   | All development<br>should connect to<br>public sewer | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R                                | RECREATION   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |   |  | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Site already served by footpaths                  |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |

|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
|-----|---|--|--|--|
|     |   | LANDSCAPI  |  |  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill             | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill                        |
| 13c | X<br>Not applicable to type<br>or location of<br>development                          | Not near a waste management facility   |  | X<br>Not applicable to type or<br>location of development  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources            |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |  | Maintain recycling<br>facilities already on<br>site  | O<br>No significant impact on<br>the amount of waste<br>going to landfill                        |
| 12b | X<br>not applicable to type or<br>location of development                             | Existing development on site   |  | X<br>not applicable to type or<br>location of development  |
| 12a | X<br>not applicable to type or<br>location of development                             | Existing development on site   |  | X<br>not applicable to type or<br>location of development  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           | Existing buildings on site<br>which could be re-used if<br>they become vacant                          |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                      |
| 11c | X<br>No Greenfield Land   | Site already developed   |  | X<br>No Greenfield Land  |
| 11b | X<br>No contamination<br>present  |  |  | X<br>No contamination present  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |  |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                      |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
|     | L   | WASTE AND NATURAL  | RESOURCES  | L  |
| 100 | Utilises or is in close<br>proximity to existing<br>connections                       |  | Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
| 10e | 0   |  | +  | +  |

| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  | Proximity to Dornoch Firth<br>NSA  |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |  |
|-----|--|--|---|---|--|
| 14b | X<br>N/A   |  |   | X<br>N/A  |  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA, allocated<br>site. Further development<br>on site would help finsih<br>off the appearanc eof the<br>site |   | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |  |
| 15b | 0<br>proposal would not be<br>visually intrusive   |  |   | 0<br>proposal would not be<br>visually intrusive  |  |
|     | CULTURAL HERITAGE  |  |   |   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features            |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  | Historic Environment<br>Records within and<br>surrounding site.  | Any archaeological<br>remains must be<br>recorded | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |  |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features            |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |  |

| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Outwith Conservation<br>Area | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
|-----|---|------------------------------|--|
| 16e | X<br>Not applicable to type<br>or location of<br>development  |                              | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |                              | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |                              | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |                              | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: DN04 Bishops                 | field                   | Oversteps, Hill                              |
|---|-------------------------|--|
| Settlement: Dornoch                     |                         | DN08   |
| Site size (ha): 3.6                     |                         | DN04 Bishopfield                             |
| Preferred for<br>development: Preferred | Preferred uses: Housing | Bishopfield<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS |                        |            |                       |  |
|----|----------------------------|------------------------|------------|-----------------------|--|
|    | Pre-Mitigation score       | Comments               | Mitigation | Post Mitigation Score |  |
| 1a | x<br>Not Applicable        |                        |            | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable        | No watercourse on site |            | x<br>Not Applicable   |  |

| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | No known water supplies within 250m of site  |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |  |
|----|---|--|---|--|--|--|
|    | CLIMATE CHANGE  |  |   |  |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |  |   | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  |  | Drainage Impact<br>Assessment<br>Required at<br>Planning<br>application stage to<br>address Pluvial<br>Flood Risk   | +<br>Provision of SUDS or<br>flood management plan<br>could address local<br>flooding issues   |  |  |
| 4a | x<br>Not Applicable   | Not at coast   |   | x<br>Not Applicable  |  |  |
|    |   | BIODIVERSITY, FLORA  | AND FAUNA   |  |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |  |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Site is currently partly<br>developed and<br>undeveloped ground is<br>overgrown  | Extra planting on<br>site such as<br>hedgerow planting<br>and trees to help<br>link to adjacent<br>woodland   | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |  |  |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Proximity to Dornoch Firth<br>and Loch Fleet SPA,<br>Moray Firth SAC,<br>Dornoch Firth SAC and<br>Dornoch Firth and Loch<br>Fleet Ramsar | Likely to require<br>cumulative HRA<br>assessment in<br>relation to possible<br>effect on the Moray<br>Firth SAC. All<br>developments<br>should connect to<br>public sewer. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |  |  |
| 5c | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |  |  |
| 5d | 0<br>Unlikely to be any   | Station Road and Earl's<br>Cross TPO and semi  |   | 0<br>Unlikely to be any impact   |  |  |

|    | impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal                                    | natural woodland nearby                     |  | on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----|---|---|--|--|
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   |   | In so far as otters<br>are a qualifying<br>interest of the<br>adjacent SAC, an<br>otter survey should<br>accompany any<br>planning<br>application.               | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal         |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal         |   | Extra planting on<br>site such as<br>hedgerow planting<br>and trees to help<br>link to adjacent<br>woodland. Maintain<br>green corridor in<br>northwest of site. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |
|    | •   | SITE DELIVERABILITY/ SU                     | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments                                    | Mitigation   | Post Mitigation Score  |
| 6a | -<br>Minor exposed site with<br>minimal shelter from<br>topography or<br>vegetation. North west<br>facing slope or flat site                              | Surrounded by housing                       | Shelter belt planting  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a |   |   |  |  |
|    | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network |   | Traffic<br>management<br>requirements  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road                 | Access already exists into part of the site | management   | Proposal would be easily accommodated by   |

|     | to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |   | range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
|-----|---|--|---|---|
| 8b  | +<br>development could help<br>sustain existing services  | Capacity in Dornoch<br>Academy and Dornoch<br>Primary School   |   | +<br>development could help<br>sustain existing services  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines adjacent to site  |   | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Current deficiency in<br>sewerage capacity but<br>development could<br>contribute to sewage<br>upgrade | All development<br>should connect to<br>public sewer  | +<br>proposal will contribute a<br>minor improvement to<br>public drainage or<br>sewerage issues  |
|     |   | HUMAN HEALTH AND R   | ECREATION   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 10a |   |  |   |   |
| TUa | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  |  |   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network   |
| 10a | Improves/enhances<br>green network<br>connectivity, existing<br>open space or key   | Small play area already<br>on site   | Capacity of 50<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | Improves/enhances green<br>network connectivity,<br>existing open space or  |

| 10d<br>10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                | Adjacent to core path                        | Provide footpath<br>linkages to wards<br>Dornoch centre  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network<br>+ |
|------------|---|--|--|--|
|            | Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network |  | Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network           |
|            |   | WASTE AND NATURAL                            | RESOURCES  |  |
|            | Pre-Mitigation score  | Comments                                     | Mitigation   | Post Mitigation Score  |
| 11a        | X<br>N/A no brownfield land<br>onsite   |  |  | X<br>N/A no brownfield land<br>onsite  |
| 11b        | X<br>No contamination<br>present  |  |  | X<br>No contamination present  |
| 11c        | -<br>Small scale use of<br>greenfield land  | Site partially developed                     |  | -<br>Small scale use of<br>greenfield land   |
| 11d        | X<br>No Greenfield Land   | No existing structures on site               |  | X<br>No Greenfield Land  |
| 12a        | X<br>not applicable to type or<br>location of development   | Podzol on site                               |  | X<br>not applicable to type or<br>location of development  |
| 12b        | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land    | Part of site is of 3.2 quality               |  | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land              |
| 13a        | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           |  | Provide recycling facilities on site   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                                  |
| 13b        | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources               |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                      |
| 13c        | X<br>Not applicable to type<br>or location of<br>development  | Not near a waste management facility         |  | X<br>Not applicable to type or<br>location of development  |
| 13d        | X<br>Not applicable to type   | Not allocated for business or industrial use |  | X<br>Not applicable to type or   |

|     | or location of development  |  |  | location of development   |
|-----|---|--|--|---|
|     |   | LANDSCAP   | E  |   |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   | NSA to south of Dornoch  |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | X<br>N/A  |  |  | X<br>N/A  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Within SDA and existing<br>allocation. Surrounded by<br>housing. Development of<br>site will help to give that<br>part of Dorncoh a more<br>completed feel | Masterplan for site<br>should provide<br>details on<br>landscaping and<br>amenity land | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive  |  |  | 0<br>proposal would not be<br>visually intrusive  |
|     | •   | CULTURAL HERI  | TAGE   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Several HER sites near<br>the site   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider  | Proximity to Earl's Cross<br>House   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain  |

|     | setting   |  | the setting of cultural heritage features  |
|-----|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Outwith Dornoch's<br>Conservation Area | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: DN05 Meadow                  | s Park Road             | DN10            |
|---|-------------------------|-----------------|
| Settlement: Dornoch                     |                         |                 |
| Site size (ha): 4.2                     |                         | DN09 Meadows    |
| Preferred for<br>development: Preferred | Preferred uses: Housing | Crown copyright |

|    | WATER/DRAINAGE CONSTRAINTS   |  |  |                     |  |
|----|--|--|--|---------------------|--|
|    | Pre-Mitigation score         Comments         Mitigation         Post Mitigation Score |  |  |                     |  |
| 1a | x<br>Not Applicable  |  |  | x<br>Not Applicable |  |

| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  | Small watercourse along<br>eastern boundary Retain and<br>integrate<br>watercourses as<br>natural features<br>within site |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |
|----|---|---|---|--|
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   |   |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |
|    |   | CLIMATE CHAN  | IGE   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |   |   | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  |   | Flood Risk<br>Assessment<br>required.<br>Appropriate<br>disposal of surface<br>water drainage.<br>Built development<br>should avoid flood<br>risk area. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a | x<br>Not Applicable   | Not at coast  |   | x<br>Not Applicable  |
|    | I   | BIODIVERSITY, FLORA   | AND FAUNA   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Proximity to Dornoch Firth<br>SAC and Dornoch Firth<br>and Loch Fleet SPA   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Proximity to Dornoch Firth<br>SAC and Dornoch Firth<br>and Loch Fleet SPA   | Likely to require<br>cumulative HRA<br>assessment in<br>relation to possible<br>effect on the SAC   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to  |

|    |   |  | and SPA. All<br>development<br>should connect to<br>the public sewer.  | nature or scale of proposal   |
|----|---|--|--|---|
| 5c | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal         |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   |  | In so far as otters<br>are a qualifying<br>interest of the<br>adjacent SAC, an<br>otter survey should<br>accompany any<br>planning<br>application. | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal         | Southern end of site<br>offers the best location for<br>some habitat creation. | Ensure corridors<br>into adjacent<br>countryside are<br>provided.  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope   |  | Orientate hosuing<br>to benefit from solar<br>gain   | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network | Development has already started  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |
| 7b | 0<br>Proposal in close<br>proximity to utilise  | Development has already started  |  | 0<br>Proposal in close<br>proximity to utilise existing   |

|     | existing connections and access   |  |  | connections and access   |
|-----|---|--|--|--|
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Footpath has been<br>provided to Sutherland<br>Road          |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | +<br>development could help<br>sustain existing services  | Capacity in Dornoch<br>Academy and Dornoch<br>Primary School |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  | All development<br>should connect to<br>public sewer   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R   | RECREATION   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  |  |  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | +<br>Small scale increase in<br>open space  |  | Capacity of 102<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  | Provide pedestrain<br>connection into The<br>Meadows and into<br>Meadows<br>ParkProvide<br>pedestrain  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to   |

|     |   |                                      | connection into The<br>Meadows and into   | open space  |
|-----|---|--------------------------------------|---|---|
|     |   |                                      | Meadows Park  |   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |                                      |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |                                      | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
|     |   | WASTE AND NATURAL                    | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments                             | Mitigation  | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite   | Remaining land is greenfield land    |   | X<br>N/A no brownfield land<br>onsite   |
| 11b | X<br>No contamination<br>present  |                                      |   | X<br>No contamination present   |
| 11c | <br>Large-scale use of<br>Greenfield land   | Site already being developed         |   | <br>Large-scale use of<br>Greenfield land   |
| 11d | X<br>No Greenfield Land   | No existing structures on site       |   | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development                             | Podzol on site                       |   | X<br>not applicable to type or<br>location of development   |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land      | Site is classed as 4.1               |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                         |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |                                      | Provide local<br>recycling facilities<br>on site  | O<br>No significant impact on<br>the amount of waste<br>going to landfill                             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |                                      |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                 |
| 13c | X<br>Not applicable to type<br>or location of<br>development                          | Not near a waste management facility |   | X<br>Not applicable to type or<br>location of development   |

| 13d | X<br>Not applicable to type<br>or location of<br>development   | Not allocated for business or industrial use                      |   | X<br>Not applicable to type or<br>location of development  |  |  |  |
|-----|--|---|---|--|--|--|--|
|     | LANDSCAPE  |   |   |  |  |  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |  |  |  |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities   | Adjacent to Dornoch Firth<br>NSA, however site is<br>partly built | Sensitive siting and<br>design to reflect<br>NSA presence                                     | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |  |  |  |
| 14b | X<br>N/A   |   |   | X<br>N/A   |  |  |  |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Within SDA and existing<br>allocation which is partly<br>built.   | Sensitive siting and<br>design including<br>landscape works,<br>stone walls and<br>hedgerows. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |  |  |  |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Partially developed   | Sensitive siting and<br>design including<br>landscape works,<br>stone walls and<br>hedgerows. | 0<br>proposal would not be<br>visually intrusive   |  |  |  |
|     |  | CULTURAL HERI   | TAGE  |  |  |  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |  |  |  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |  |  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  | Few HER on and around site  | Archaeological<br>investigations may<br>be required   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |  |  |

| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
|-----|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Outwith Dornoch's<br>Conservation Area | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: DN06<br>Academy                 | Adjacent to Dornoch                          |  |
|--|--|--|
| Settlement: Dorn                           | och  |  |
| Site size (ha): 1.5                        |  | DN06   |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Community<br>(carparking) | Domoch<br>Academy<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |                                   |  |  |
|----|---|--|-----------------------------------|--|--|
| -  | Pre-Mitigation score  | Comments   | Mitigation                        | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable   |  |                                   | x<br>Not Applicable  |  |
| 1b | x<br>Not Applicable   | No watercourses on site  |                                   | x<br>Not Applicable  |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | No known water supplies within 250m of site  |                                   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
|    |   | CLIMATE CHAI   | NGE                               |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation                        | Post Mitigation Score  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |  |                                   | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Some surface water<br>flooding nearby, however<br>porposed use for site is<br>carparking |                                   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |
| 4a | x<br>Not Applicable   | Site not on coast  |                                   | x<br>Not Applicable  |  |
|    |   | BIODIVERSITY, FLORA  | AND FAUNA                         |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation                        | Post Mitigation Score  |  |
| 5а | 0<br>Unlikely to be any   | The sides of the site which run along the  | Retain existing mature vegetation | 0<br>Unlikely to be any impact   |  |

Г

|    | impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal                            | school boundary have<br>mature vegetation. This<br>vegetation currently backs<br>onto open countryside.  | along boundary<br>with school.<br>Provide<br>landscaping with<br>tree planting along<br>outer perimeters to<br>establish a<br>structured edge.                   | on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal                                   |
|----|---|--|--|---|
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Dornoch Firth<br>and Loch Fleet SPA,<br>Moray Firth SAC,<br>Dornoch Firth SAC and<br>Dornoch Firth and Loch<br>Fleet Ramsar. No<br>watercourses on site | May require<br>cumulative HRA<br>assessment in<br>relation to possible<br>effect on the<br>Dornoch Firth SAC.  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Dornoch Firth<br>SSSI. Additional<br>carparknig for school  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  | In so far as otters<br>are a qualifying<br>interest of the<br>adjacent SAC, an<br>otter survey may<br>need to accompany<br>a planning<br>application.            | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | The sides of the site<br>which run along the<br>school boundary have<br>mature vegetation them.<br>This vegetation currently<br>backs onto open<br>countryside       | Retain existing<br>mature vegetation<br>along boundary<br>with school.<br>Establish additonal<br>belts of trees on<br>outer boundary<br>using native<br>species. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    | ·   | SITE DELIVERABILITY/ SU  | STAINABILITY   |   |

|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
|-----|---|--|---|--|
| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Carparking   |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a  | ??<br>Unknown ??<br>Unknown   |  |   | ??<br>Unknown  |
| 7b  | ??<br>Unknown   |  |   | ??<br>Unknown  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | X<br>N/A  |  |   | X<br>N/A   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead line crosses site   | Setback from<br>overhead lines  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | X<br>the site use proposed<br>does not require a<br>connection  | Carparking   |   | X<br>the site use proposed<br>does not require a<br>connection   |
|     |   | HUMAN HEALTH AND R   | RECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Carparking - not suitable<br>to encourage open space<br>use for safety reasons | Provide cycle<br>parking  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |  |   | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  | Retain existing<br>mature vegetation<br>along boundary<br>with school.Retain<br>existing mature<br>vegetation along<br>boundary with<br>school. | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close  |  | Ensure pedestrian connection to   | 0<br>Utilises or is in close   |

| 11a         )           11b         )           11b         )           11c         - | 0<br>Utilises or is in close<br>proximity to existing<br>connections<br>Pre-Mitigation score<br>X<br>N/A no brownfield land<br>onsite<br>X<br>No contamination<br>present<br>-<br>Small scale use of | Provision of Safer Routes<br>to School WASTE AND NATURAL I Comments Undeveloped land                | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections<br>RESOURCES<br>Mitigation | 0<br>Utilises or is in close<br>proximity to existing<br>connections<br>Post Mitigation Score<br>X<br>N/A no brownfield land |  |
|---|--|---|--|--|--|
| 11a )<br>No<br>11b )<br>N<br>F<br>11c -   | X<br>N/A no brownfield land<br>onsite<br>X<br>No contamination<br>present  | Comments  |  | X<br>N/A no brownfield land  |  |
| 11a )<br>No<br>11b )<br>N<br>F<br>11c -   | X<br>N/A no brownfield land<br>onsite<br>X<br>No contamination<br>present  |   | Mitigation   | X<br>N/A no brownfield land  |  |
| 11b )<br>11c - s  | N/A no brownfield land<br>onsite<br>X<br>No contamination<br>present   | Undeveloped land  |  | N/A no brownfield land   |  |
| 11c -   | No contamination<br>present<br>-   |   |  | onsite   |  |
| 5   | -<br>Small scale use of  |   |  | X<br>No contamination present  |  |
|   | greenfield land  |   |  | -<br>Small scale use of<br>greenfield land   |  |
|   | X<br>No Greenfield Land  | No existing structures on site  |  | X<br>No Greenfield Land  |  |
| r   | X<br>not applicable to type or<br>location of development  | Podzol on site  |  | X<br>not applicable to type or<br>location of development  |  |
| c<br>li   | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land   | 3.2 quality land - whilst<br>not high qaulity<br>agricultural land, it is good<br>land for the area |  | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land                                |  |
| ۲<br>t  | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   | Potential to locate recycling facilities within carpark  | +<br>Will facilitate sustainable<br>waste management at a<br>local scale   |  |
| l<br>s  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |  |
| ۱<br>د  | X<br>Not applicable to type<br>or location of<br>development   | Not near a waste management facility  |  | X<br>Not applicable to type or<br>location of development  |  |
| 1<br>C  | X<br>Not applicable to type<br>or location of<br>development   | Not proposed for business<br>or industrial use  |  | X<br>Not applicable to type or<br>location of development  |  |
| ·   | LANDSCAPE  |   |  |  |  |

|     | Pre-Mitigation score   | Comments                                 | Mitigation   | Post Mitigation Score   |
|-----|--|--|--|---|
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes          | Proximity to Dornoch Firth<br>NSA        | Sensitive<br>development of site<br>required; high<br>quality design.                          | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | X<br>N/A   |  |  | X<br>N/A  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape           | Outwith SDA. Arrival point into Dornoch. | Sensitive<br>landscaping and<br>boundary planting<br>to reduce impact on<br>settlement setting | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Extension of school grounds              | Provide boundary<br>landscaping  | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI                            | TAGE   |   |
|     | Pre-Mitigation score   | Comments                                 | Mitigation   | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development   |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting    | Two HER adjacent to site                 |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16c | X<br>Not applicable to type<br>or location of<br>development   |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites | Outwith Dornoch's<br>Conservation Area   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or   |

|     | and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |  | Development will maintain<br>the setting of cultural<br>heritage features  |
|-----|---|--|--|
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: DN07 Meadows                 | s Park                       | Issues               |
|---|------------------------------|----------------------|
| Settlement: Dornoch                     |                              | DN05                 |
| Site size (ha): 4.2                     |                              | DN09<br>DN09<br>DN09 |
| Preferred for<br>development: Preferred | Preferred uses:<br>Community | Tigh na Oir Tr       |

|    | WATER/DRAINAGE CONSTRAINTS  |  |            |   |  |  |
|----|---|--|------------|---|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |  |
| 1a | x<br>Not Applicable   |  | r          | x<br>Not Applicable   |  |  |
| 1b | x<br>Not Applicable   | No watercourses on site                                    |            | x<br>Not Applicable   |  |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | No known existing water<br>supplies within 250m of<br>site |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |  |

SAC01-Site Assessment Checklist

|    |   | CLIMATE CHAN   | IGE  |   |
|----|---|--|--|---|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   | Site is 4.2 ha but only a<br>small park will be sued for<br>buildings. The remainder<br>is football pitch/open<br>space                  |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | Adjacent to pluvial<br>flooding but no risk<br>indicated on site   | Drainage Impact<br>Assessment<br>Required at<br>Planning<br>Application Stage<br>to address Pluvial<br>Flood Risk  | +<br>Provision of SUDS or<br>flood management plan<br>could address local<br>flooding issues  |
| 4a | x<br>Not Applicable   | Not near coast   |  | x<br>Not Applicable   |
|    |   | BIODIVERSITY, FLORA  | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Dornoch Firth<br>and Loch Fleet SPA,<br>Moray Firth SAC,<br>Dornoch Firth SAC and<br>Dornoch Firth and Loch<br>Fleet Ramsar | Likely to require<br>cumulative HRA<br>assessment in<br>relation to possible<br>effect on the<br>Dornoch Firth SAC.<br>All development<br>should connect to<br>the public sewer. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Dornoch Firth<br>SSSI so drainage and<br>disturbance could be an<br>issue   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -   |  | In so far as otters  | 0   |

|    | Protected Species<br>present but licence not<br>required due to ability to<br>mitigate  |   | are a qualifying<br>interest of the<br>adjacent SAC, an<br>otter survey should<br>accompany any<br>planning<br>application. | Unlikely to be any impact<br>on protected species  |
|----|---|---|---|--|
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Connectivity to wildlife<br>appears to be limited<br>across the site. No visible<br>habitat connections<br>present on site visit. |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   | Flat site   | Orientate<br>community centre<br>to benefit from solar<br>gain, provide<br>shelterbelt planting                             | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |   |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | +<br>Opportunity to improve<br>local access issues  |   | New access will be required   | +<br>Opportunity to improve<br>local access issues   |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or | Existing football pitch and community greenspace  |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |

|     | development co  |  |  |  |
|-----|---|--|--|--|
| 8b  | X<br>N/A  | Community use, not housing   |  | X<br>N/A   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No electricity pylons on site  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  | All development<br>should connect to<br>the public sewer   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R   | ECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  | Will improve on existing<br>community facility, football<br>pitch is being retained and<br>majority of site will remain<br>as greenspace |  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | 0<br>There will be no net<br>increase in open space   | Improves on existing greenspace rather than creating more  |  | 0<br>There will be no net<br>increase in open space  |
| 10c | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network and or<br>Improved access to<br>open space |  | Encourage and<br>maintain existing<br>pedestrian links to<br>surrounding built up<br>areaEncourage and<br>maintain existing<br>pedestrian links to<br>surrounding built up<br>area | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | No core paths but several<br>pedestrian paths around<br>site   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  | There is potential to<br>provide pedestrian<br>linkages from new<br>housing developments to<br>the west and<br>developments to the east  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
|     |   | WASTE AND NATURAL  | RESOURCES  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or   | Existing Highland Games<br>building and football club<br>changing rooms -  |  | +<br>Minor redevelopment of<br>brownfield land and/or  |

|     | existing buildings   | changing rooms will remain   |   | existing buildings  |
|-----|--|--|---|---|
| 11b | X<br>No contamination<br>present   |  |   | X<br>No contamination present   |
| 11c | -<br>Small scale use of<br>greenfield land   |  |   | -<br>Small scale use of<br>greenfield land  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings   |
| 12a | X<br>not applicable to type or<br>location of development  | Podzol on site   |   | X<br>not applicable to type or<br>location of development   |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   | Majority of site 4.1 quality,<br>small area of 5.2 quality -<br>not high quality<br>agricultural land  |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  | Local recycling<br>facilities provided<br>on site   | +<br>Will facilitate sustainable<br>waste management at a<br>local scale  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development   | Not allocated for business or industrial use   |   | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAPI  | E   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities | Close to Dornoch Firth<br>NSA. Need to avoid<br>creating an indefinate<br>edge to Dornoch with its<br>open expanse to the Firth.<br>New building will beed to<br>establish a relationship<br>with the settlement | A carefully<br>designed<br>development has<br>the potential to<br>minimise negative<br>impact on the<br>character of the<br>wider landscape<br>and NSA<br>designation | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes |

| 14b | X<br>N/A  |  |   | X<br>N/A   |
|-----|---|--|---|--|
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Sutherland Landscape<br>Capacity Study<br>designates part of the site<br>as potentially unsuitable<br>for development due to<br>value of the landscape<br>value. However proposed<br>building is outwith this<br>area. In SDA and already<br>some buildings on site. | Sensitive<br>development of site<br>required; high<br>quality design;<br>appropriate scale. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  | Proposed community<br>centre will be adjacent to<br>existing built up area so it<br>should establish a<br>relationship with the<br>settlement.   | High quality design   | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI  | TAGE  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Dornoch Cathedral<br>Graveyard will not be<br>affected   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | HER on site and<br>surrounding area.<br>Potential for more<br>archaeological finds to be<br>on site  | Any archaeological<br>remains must be<br>recorded   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | No listed building on or adjacent to site  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of   | Outwith Dornoch's<br>Conservation Area   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural   |

|     | cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features  |  | heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|--|--|
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: DN08 Earl's C                        | ross                | (1832)  |
|---|---------------------|---|
| Settlement: Dornoch                             |                     | Ambassador<br>House                                   |
| Site size (ha): 1.8                             |                     | DN08  |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A | © Crown copyright.<br>All rights reserved i 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |   |            |   |  |
|----|---|---|------------|---|--|
|    | Pre-Mitigation score  | Comments                                    | Mitigation | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   | No watercourse on site                      |            | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable   | No watercourse on site                      |            | x<br>Not Applicable   |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply | No known water supplies within 250m of site |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply |  |

|    | source  |  |   | source  |
|----|---|--|---|---|
|    |   |  | IGE   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   |  |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk          | Small amounts of<br>potential fluvial flooding<br>on site. Site almost built<br>out.   | Drainage Impact<br>Assessment<br>Required at<br>Planning Stage to<br>address Pluvial<br>Flood Risk                            | +<br>Provision of SUDS or<br>flood management plan<br>could address local<br>flooding issues  |
| 4a | x<br>Not Applicable   | Not at coast   |   | x<br>Not Applicable   |
|    |   | BIODIVERSITY, FLORA  | AND FAUNA   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  | Hedgerow planting<br>and mixed<br>vegetation to<br>enourage linkages<br>with nearby<br>woodland                               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Proximity to Dornoch Firth<br>and Loch Fleet SPA,<br>Moray Firth SAC,<br>Dornoch Firth SAC and<br>Dornoch Firth and Loch<br>Fleet Ramsar | Likely to require<br>cumulative HRA<br>assessments in<br>relation to their<br>possible effect on<br>the Dornoch Firth<br>SAC. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Station Wood<br>TPO and semi natural<br>woodland. North eastern<br>boundary of site adjacent<br>to forestry                 |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -<br>Protected Species  |  | In so far as otters<br>are a qualifying   | 0<br>Unlikely to be any impact  |

|    | present but licence not<br>required due to ability to<br>mitigate   |  | interest of the<br>adjacent SAC, an<br>otter survey should<br>accompany any<br>planning<br>application.                    | on protected species   |
|----|---|--|--|--|
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  | Hedgerow planting<br>and provison of<br>open space and<br>landscaping, to<br>enourage linkages<br>with nearby<br>woodland. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |
|    |   | SITE DELIVERABILITY/ SU                                      | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Site mostly developed  |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b | +<br>development could help<br>sustain existing services  | Capacity in Dornoch<br>Academy and Dornoch<br>Primary School |  | +<br>development could help<br>sustain existing services   |

| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |                                    |  | 0<br>Potential minor constraint<br>that can be mitigated  |
|-----|---|------------------------------------|--|---|
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |                                    | Current deficiency<br>in sewerage<br>capacity but<br>development could<br>contribute to<br>sewage upgrade.<br>All development<br>should connect to<br>public sewer | +<br>proposal will contribute a<br>minor improvement to<br>public drainage or<br>sewerage issues      |
|     |   | HUMAN HEALTH AND R                 | ECREATION  |   |
|     | Pre-Mitigation score  | Comments                           | Mitigation   | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                                    |  | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | +<br>Small scale increase in<br>open space  |                                    | publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance               | +<br>Small scale increase in<br>open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                                    |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
| 10d | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network    | Two core paths adjacent to site    | Improve links to core paths  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                                    | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
|     |   | WASTE AND NATURAL                  | RESOURCES  |   |
|     | Pre-Mitigation score  | Comments                           | Mitigation   | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite   | Majority of site already developed |  | X<br>N/A no brownfield land<br>onsite   |

|     | 1   | 1   | 1          |   |
|-----|---|---|------------|---|
| 11b | X<br>No contamination<br>present  |   |            | X<br>No contamination present   |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land                                   | Majority of site already developed  |            | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land                                      |
| 11d | X<br>No Greenfield Land   | Majority of site already developed  |            | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development   | Majority of site already developed  |            | X<br>not applicable to type or<br>location of development   |
| 12b | X<br>not applicable to type or<br>location of development   | Majority of site already developed  |            | X<br>not applicable to type or<br>location of development   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   | Majority of site already developed  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                   |   |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                   |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | Not near a waste<br>management facility   |            | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development  | No business or industrial uses proposed   |            | X<br>Not applicable to type or<br>location of development   |
|     |   | LANDSCAP  | E          |   |
|     | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes | NSA to south of Dornoch   |            | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes |
| 14b | X<br>N/A  |   |            | X<br>N/A  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the               | Within SDA and existing<br>allocation. Site is<br>prominent and prior to<br>current development,<br>offered views to the sea. |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |

|     | landscape   | Will round off settlement.<br>Site is almost built out.  |            |  |
|-----|---|--|------------|--|
| 15b | 0<br>proposal would not be<br>visually intrusive  | Plots with views to sea<br>are already developed.<br>Site is almost built out.                         |            | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI  | TAGE       |  |
|     | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |
| 16a | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Near Earl's Cross<br>Scheduled Monument, but<br>should have no impact as<br>there is a woodland buffer |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Several HER sites nearby   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Onverlooked by B Listed<br>Earl's Cross building, but<br>majority of site already<br>developed.        |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Outwith Dornoch's<br>Conservation Area   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |

| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: DN09 West                            | of Meadows Park Road | DN10) DN10   |
|---|----------------------|--|
| Settlement: Dornoch                             |                      | DN05   |
| Site size (ha): 12.6                            |                      | On_ On_ DN09 Annu Meadows Park ON07                |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A  | © Cröwn copyright<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |  |  |   |  |
|----|--|--|--|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  |  |  | x<br>Not Applicable   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Small watercourse on site  | Retain and<br>integrate<br>watercourses as<br>natural features<br>within the<br>development. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | No known water supplies within 250m of site  |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
|    |  | CLIMATE CHAN   | NGE  |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or   | Western end of site is<br>starting to get further<br>away in distance from<br>centre of Dornoch. | Provide pedestrian<br>links to adjacent<br>housing<br>development                            | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar                                      |  |

SAC01-Site Assessment Checklist

|    | similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car |   |  | uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |
|----|---|---|--|--|
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk                                  | Very flat site with multiple<br>drainage channels<br>through the site and<br>ground indicated as<br>marshy on the OS Map.<br>Some areas shown at risk<br>of surface water flooding.<br>FRA required to deal with<br>small watercourses. | Flood Risk<br>Assessment<br>Required at<br>Planning<br>application<br>stage.No<br>development<br>should take place in<br>areas shown to be<br>at risk from<br>flooding.          | +<br>Provision of SUDS or<br>flood management plan<br>could address local<br>flooding issues   |
| 4a | x<br>Not Applicable   | Not at coast  |  | x<br>Not Applicable  |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal                         |   | Provide areas of<br>planting to<br>encourage<br>movement of<br>wildlife  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal              |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal                         | Proximity to Dornoch Firth<br>and Loch Fleet SPA,<br>Moray Firth SAC,<br>Dornoch Firth SAC,<br>Dornoch Firth and Loch<br>Fleet Ramsar.  | Likely to require<br>cumulative HRA<br>assessment in<br>relation to possible<br>effect on the<br>Dornoch Firth SAC.<br>All development<br>should connect to<br>the public sewer. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal              |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal                         | Proximity to Dornoch Firth<br>SSSI. Drainage could<br>impact on SSSI as could<br>disturbance.   | Ensure any<br>drainage does not<br>impact on SSSI  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal              |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal                         |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal              |

| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   |  | In so far as otters<br>are a qualifying<br>interest of the<br>adjacent SAC, an<br>otter survey should<br>accompany any<br>planning<br>application.  | 0<br>Unlikely to be any impact<br>on protected species   |
|----|---|--|---|--|
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  | Provide areas of<br>planting to<br>encourage<br>movement of<br>wildlife into<br>countryside beypnd<br>to north and south.<br>Retain and<br>integrate<br>watercourses as<br>natural features<br>within the<br>development. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | -<br>Minor exposed site with<br>minimal shelter from<br>topography or<br>vegetation. North west<br>facing slope or flat site                      | Flat site  | Orientate houses to<br>benefit from solar<br>gain. Provide<br>shelter belt<br>planting.   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                   | concerns that housing<br>development on this site<br>will lead to a further use of<br>the Cuthill road as a rat-<br>run to the A9. | Consideration<br>should be give to<br>providing a new link<br>road between the<br>site and the Evelix<br>Road   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and  |  |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
|    | access  |  |   |  |

|     | connections   |  |  | connections  |
|-----|---|--|--|--|
| 8b  | +<br>development could help<br>sustain existing services  | Capacity in Dornoch<br>Academy and Dornoch<br>Primary School   |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site | Current deficiency in<br>sewerage capacity but<br>development could<br>contribute to sewage<br>upgrade | All development<br>should connect to<br>public sewer   | +<br>proposal will contribute a<br>minor improvement to<br>public drainage or<br>sewerage issues   |
|     |   | HUMAN HEALTH AND R   | ECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | +<br>Small scale increase in<br>open space  |  | Publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance   | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  | Provide pedestrian<br>link onto path which<br>goes to Meadows<br>Park and links to<br>other open spaces<br>being provided at<br>adjacent<br>developments.Provi<br>de pedestrian link<br>onto path which<br>goes to Meadows<br>Park and links to<br>other open spaces<br>being provided at<br>adjacent<br>developments. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing   |  | 0<br>Utilises or is in<br>close proximity to   | 0<br>Utilises or is in close<br>proximity to existing  |

|     | connections   |  | existing<br>connections  | connections   |
|-----|---|--|--|---|
|     | l   | WASTE AND NATURAL  | RESOURCES  |   |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite   | Undeveloped land   |  | X<br>N/A no brownfield land<br>onsite   |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Site lies within 250m of a<br>landfill (SU-WDS-1016), a<br>disused refuse tip lies<br>110m SSE and is<br>annotated in the current<br>OS map. | At planning<br>application stage a<br>detailed site history<br>may be required,<br>with the possibility<br>of a gas risk<br>assessment site<br>investigation being<br>required | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite  |
| 11c | <br>Large-scale use of<br>Greenfield land   |  | Provide usuable<br>open space within<br>development  | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No Greenfield Land   | No existing structures on site   |  | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development   | Podzol on site   |  | X<br>not applicable to type or<br>location of development                             |
| 12b | X<br>not applicable to type or<br>location of development   | Site is a mixture of 4.1<br>and 4.2 quality soil   |  | X<br>not applicable to type or<br>location of development                             |
| 13a | +<br>Will facilitate sustainable<br>waste management at a<br>local scale                            |  | Provide local<br>recycling facilities<br>on iste   | +<br>Will facilitate sustainable<br>waste management at a<br>local scale              |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources               |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | Not near a waste<br>management faciilty  |  | X<br>Not applicable to type or<br>location of development                             |
| 13d | X<br>Not applicable to type<br>or location of<br>development  | Not proposed for business<br>or industrial use   |  | X<br>Not applicable to type or<br>location of development                             |
|     |   | LANDSCAPI  |  | ·   |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |

| 14a        | <br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a significant loss<br>of or impact on the key<br>features or qualities  | Partly within Dornoch<br>Firth NSA.  | Sensitive<br>development of site<br>required; high<br>quality design;<br>appropriate scale | <br>proposal is within or<br>would affect a national or<br>local designated<br>landscape and would lead<br>to a significant loss of or<br>impact on the key<br>features or qualities  |
|------------|---|--|--|---|
| 14b        | X<br>N/A  |  |  | X<br>N/A  |
| 15a        | <br>Development isolated<br>and not in an existing<br>settlement boundary<br>and/ or Development of<br>site would land lock<br>other sites or impact on<br>existing connectivity in a<br>settlement   | Would affect approach to<br>and setting of existing<br>town. Sutherland<br>Landscape Capacity<br>Study shows as unlikely<br>to be suitable for<br>development due to<br>scenic resource. Adverse<br>effect on farmed coastal<br>flats that form a contrast<br>to the hills beyond. | Sensitive<br>landscaping and<br>planting to reduce<br>impact on<br>settlement setting      | <br>Development isolated and<br>not in an existing<br>settlement boundary and/<br>or Development of site<br>would land lock other<br>sites or impact on existing<br>connectivity in a<br>settlement   |
| 15b        | -<br>proposal would be<br>visually intrusive in<br>wider general scenery  |  |  | -<br>proposal would be visually<br>intrusive in wider general<br>scenery  |
|            |   | CULTURAL HERI  | TAGE   |   |
|            |   |  |  |   |
|            | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 16a        | Pre-Mitigation score<br>O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Comments   | Mitigation   | Post Mitigation Score<br>O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16a<br>16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage                                     | Comments HER in and around site  | Mitigation<br>Any archaeological<br>remains must be<br>recorded                            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural   |

|     | cultural heritage<br>features   |  | heritage features  |
|-----|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Outwith Dornoch's<br>Conservation Area | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: DN10 West                            | of Sutherland Road  | EVELIX ROAD                        |
|---|---------------------|------------------------------------|
| Settlement: Dornoch                             |                     |                                    |
| Site size (ha): 2.8                             |                     | DN10                               |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A | DN09 DN/Alrights reserved 10002389 |

|  | WATER/DRAINAGE CONSTRAINTS |  |  |                       |
|--|----------------------------|--|--|-----------------------|
| Pre-Mitigation score Comments Mitigation Post Mitigation Sco |                            |  |  | Post Mitigation Score |
| 1a   | x<br>Not Applicable        |  |  | x<br>Not Applicable   |

| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Small watercourse on site  | Retain and<br>integrate<br>watercourse as<br>natural feature<br>within the<br>development                           | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source                               |
|----|--|--|---|---|
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | No known water supplies within 250m of site  |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source                               |
|    |  | CLIMATE CHAN   | IGE   |   |
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |  |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk                         | Drainage issues rather<br>than small watercourse<br>may cause flooding<br>issues   | Drainage Impact<br>Assessment<br>Required at<br>Planning<br>application stage to<br>address Pluvial<br>Flood Risk   | +<br>Provision of SUDS or<br>flood management plan<br>could address local<br>flooding issues  |
| 4a | x<br>Not Applicable  | Not at coast   |   | x<br>Not Applicable   |
|    |  | BIODIVERSITY, FLORA  | AND FAUNA   |   |
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal                |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site   | Proximity to Dornoch Firth<br>and Loch Fleet SPA,<br>Moray Firth SAC,<br>Dornoch Firth SAC and<br>Dornoch Firth and Loch<br>Fleet Ramsar | Likely to require<br>cumulative HRA<br>assessment in<br>relation to possible<br>effect on the<br>Dornoch Firth SAC. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or   | Proximity to Dornoch Firth<br>SSSI   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including   |

|    | local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |   | Geodiversity) sites due to<br>nature or scale of<br>proposal   |
|----|---|--|---|--|
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   |  | In so far as otters<br>are a qualifying<br>interest of the<br>adjacent SAC, an<br>otter survey may<br>need to accompany<br>any planning<br>application. | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  | Provide wildlife<br>corridors from site<br>into surrounding<br>countryside.<br>Boundary planting<br>to provide small<br>scale habitat<br>corridors.     | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | -<br>Minor exposed site with<br>minimal shelter from<br>topography or<br>vegetation. North west<br>facing slope or flat site                      |  | Provide shelter belt<br>vegetation and<br>orientate buildings<br>to benefit from solar<br>gain  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                   | Concerns that housing<br>development on this site<br>will lead to a further use of<br>the Cuthill road as a rat-<br>run to the A9. | Consideration<br>should be give to<br>providing a new link<br>road connecting the<br>site to Evelix Road  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and  |  | Access<br>improvements  | 0<br>Proposal in close<br>proximity to utilise existing  |

|     | access  |  |   | connections and access   |
|-----|---|--|---|--|
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | +<br>development could help<br>sustain existing services  | Capacity in Dornoch<br>Academy and Dornoch<br>Primary School   |   | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Current deficiency in<br>sewerage capacity but<br>development could<br>contribute to sewage<br>upgrade | All development<br>should connect to<br>the public sewer  | +<br>proposal will contribute a<br>minor improvement to<br>public drainage or<br>sewerage issues   |
|     |   | HUMAN HEALTH AND R   | ECREATION   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 10a |   |  |   |  |
| TUA | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | Unlikely to have any impact on existing open  |  | publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | Unlikely to have any impact on existing open   |
|     | Unlikely to have any<br>impact on existing open<br>space<br>+<br>Small scale increase in  |  | accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary                            | Unlikely to have any<br>impact on existing open<br>space<br>+<br>Small scale increase in   |

|     | -  |  |   |   |  |  |
|-----|--|--|---|---|--|--|
|     | connections  |  | Provision of<br>pootpath along<br>Sutherland Road   | existing open space or<br>key access network  |  |  |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network | Provision of footpath<br>along Sutherland Road<br>can provide links to open<br>areas beyond the site | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |  |  |
|     | WASTE AND NATURAL RESOURCES  |  |   |   |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |  |
| 11a | X<br>N/A no brownfield land<br>onsite  | Undeveloped land   |   | X<br>N/A no brownfield land<br>onsite   |  |  |
| 11b | X<br>No contamination<br>present   |  |   | X<br>No contamination present   |  |  |
| 11c | <br>Large-scale use of<br>Greenfield land  |  |   | <br>Large-scale use of<br>Greenfield land   |  |  |
| 11d | X<br>No Greenfield Land  | No existing structures on site   |   | X<br>No Greenfield Land   |  |  |
| 12a | X<br>not applicable to type or<br>location of development  | Podzol on site   |   | X<br>not applicable to type or<br>location of development   |  |  |
| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land         | Mostly 4.1 and 4.2 with a small amount of 3.2 at north western corner                                |   | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land         |  |  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                                |  | Provide recycling facilities on site  | O<br>No significant impact on<br>the amount of waste<br>going to landfill                             |  |  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                    |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                 |  |  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | Not near a waste management facility   |   | X<br>Not applicable to type or<br>location of development   |  |  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   | Not proposed for business<br>or industrial use   |   | X<br>Not applicable to type or<br>location of development   |  |  |

|     |  | LANDSCAPE   | E  |   |
|-----|--|---|--|---|
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities   | In proximity of Dornoch<br>Firth NSA  | Sensitive<br>development of site<br>required; high<br>quality design;<br>appropriate scale   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | X<br>N/A   |   |  | X<br>N/A  |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Outwith SDA but adjacent<br>to a completed housing<br>allocation. Will affect the<br>landscape experience<br>entering Dornoch. Along<br>with the development<br>across Sutherland Road<br>(H4 SULP) it could help<br>round off western section<br>of Dornoch. | Sensitive siting and<br>design.<br>Landscaping<br>including stone<br>walls, hedgerows<br>and planting to<br>reduce impact on<br>settlement setting<br>and create a<br>positive edge and<br>arrival point from<br>the west. | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Development will affect<br>views of Dornoch from the<br>west and from Evelix<br>Road towards the sea.   | Sensitive form,<br>scale and paterrn of<br>housing   | 0<br>proposal would not be<br>visually intrusive  |
|     | -  | CULTURAL HERI   | TAGE   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  | One HER adjacent to site  | Any archaeological<br>remains must be<br>recorded  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16c | O<br>Development can be<br>brought forward without   | Numerous listed buildings<br>400m away  |  | O<br>Development can be<br>brought forward without  |

|     | altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |  | altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Outwith Dornoch's<br>Conservation Area | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

## Edderton

| Site Name: ET01 North east o              | of Haven               |  |
|---|------------------------|--|
| Settlement: Edderton                      |                        | Cull Cairn   |
| Site size (ha): 2.7                       |                        | ach Chairidh   |
| Preferred for P<br>development: Preferred | referred uses: Housing | ET03 Crown copyright.<br>All rights reserved 100023369 |

| WATER/DRAINAGE CONSTRAINTS |  |   |  |   |
|----------------------------|--|---|--|---|
|                            | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 1a                         | x<br>Not Applicable  | Craigroy Burn to north<br>west of site is classed as<br>good; No watercourse on<br>site               |  | x<br>Not Applicable   |
| 1b                         | x<br>Not Applicable  | No watercourse on site  |  | x<br>Not Applicable   |
| 1c                         | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Craigroy Burn to north<br>west of site provides<br>water to Balblair Distillery.                      | Ensure no adverse<br>impact on water<br>quality from run off,<br>discharges or<br>pollution.<br>Development<br>proposals should<br>not have a negative<br>impact on local<br>water supply. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |
|                            |  |   | IGE  |   |
|                            | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 2a                         | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |   |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |
| 3a                         | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues   | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |
| 4a                         | x<br>Not Applicable  | Not at coast  |  | x<br>Not Applicable   |
|                            |  | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA  |   |
|                            | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |

| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|----|---|--|---|---|
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Near Dornoch Firth and<br>Morrich More SAC,<br>Dornoch Firth and Loch<br>Fleet SPA and Dornoch<br>Firth and Loch Fleet<br>Ramsar site. | In so far as otters<br>are a qualifying<br>interest of the<br>adjacent SAC, an<br>otter survey should<br>accompany any<br>planning<br>application.<br>Development<br>should connect to<br>public sewer. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Near Dornoch Firth SSSI  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  | In so far as otters<br>are a qualifying<br>interest of the<br>adjacent SAC, an<br>otter survey should<br>accompany any<br>planning<br>application.  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  | Trees alongside<br>railway line should<br>be safeguarded  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |

| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |   | Provide shelter belt vegetation  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
|-----|---|---|--|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |   |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |   |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | +<br>development could help<br>sustain existing services  | Edderton Primary School<br>and Tain Royal Academy<br>both have capacity |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Limited waste water treatment capacity.                                 | All development<br>should connect to<br>public sewer                                 | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   | Undeveloped land but not<br>currently used as formal<br>open space      | Publically<br>accessible open<br>space provision<br>required as per<br>Open Space in | +<br>Small scale increase in<br>open space   |

|     |   |  | New Residential<br>Development:<br>Supplementary<br>Guidance.             |   |
|-----|---|--|---|---|
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |  |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |  | Extend footpath<br>from village up to<br>site                             | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
|     | •   | WASTE AND NATURAL  | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite   | Site undeveloped   |   | X<br>N/A no brownfield land<br>onsite   |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | No potentially<br>contaminative sources on<br>site however within 250m<br>there are two former<br>refuse tips to the north                           | Site history to<br>confirm when<br>nearby refuse tips<br>ceased operating | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land                             |
| 11c | -<br>Small scale use of<br>greenfield land  |  |   | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No Greenfield Land   | No existing structures on site   |   | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development   | Podzol soil present  |   | X<br>not applicable to type or<br>location of development   |
| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land    | Most of site is not classed<br>as good agricultural land.<br>Bottom south east corner<br>is classed as 3.1 and<br>bottom south west corner<br>as 3.2 |   | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land         |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           | Unlikely to be large<br>enough to merit local<br>recycling facilities on site  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                             |
| 13b | O<br>Unlikely to have any<br>significant impact on  |  |   | O<br>Unlikely to have any<br>significant impact on  |

|     | demand for natural resources   |   |  | demand for natural resources  |
|-----|--|---|--|---|
| 13c | X<br>Not applicable to type<br>or location of<br>development   | Not near a waste management facility                                    |  | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Not proposed for business<br>or industrial use                          |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |  | LANDSCAPI   |  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities   | Adjacent to Dornoch Firth<br>NSA.                                       | Sensitive design,<br>landscaping and<br>planting to reduce<br>impact on NSA              | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | X<br>N/A   |   |  | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA but not an allocated site                                    |  | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   |   | Sensitive design,<br>landscaping and<br>planting to reduce<br>impact on NSA              | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI   | TAGE   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 16a | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  | North west corner of site<br>is ar Carriblair stone circle<br>and cist. | Sensitive siting<br>taking account of<br>Scheduled<br>Monument in north<br>west of site. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16b | O<br>Development can be<br>brought forward without<br>altering important   |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects  |

|     | aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |  | of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|--|--|
| 16c | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: ET02<br>Cottage                 | Adjacent to Glebe   | Carriblair Wisodands Houra                                  |
|--|---|---|
| Settlement: Edde                           | erton   | Edderton  |
| Site size (ha): 0.4                        | 1   | ET02  |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Mixed Use<br>(business,<br>homeworking<br>units) | ET04<br>© Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |  |  |   |  |
|----|--|--|--|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | Small watercourse at<br>western boundary, but not<br>RBMP                      |  | x<br>Not Applicable   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Small watercourse at western boundary  | Retain and<br>integrate<br>watercourses as<br>natural features<br>within development   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | No known water supplies within 250m of site                                    |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
|    |  | CLIMATE CHAN   | NGE  |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |  |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk                         | Potential flood risk from<br>small water course along<br>west boundary of site | Flood risk<br>assessment<br>required and no<br>development<br>should take place in<br>areas shown to be<br>at risk of flooding | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |  |
| 4a | x<br>Not Applicable  | Not at coast   |  | x<br>Not Applicable   |  |
|    | BIODIVERSITY, FLORA AND FAUNA  |  |  |   |  |

|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
|----|---|---|---|---|
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   | Retain trees in site<br>layout to provide<br>stepping stones for<br>wildlife  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Near Dornoch Firth and<br>Loch Fleet Ramsar,<br>Dornoch Firth and Loch<br>Fleet SPA, Dornoch Firth<br>and Morrich More SAC. | In so far as otters<br>are a qualifying<br>interest of the<br>adjacent SAC, an<br>otter survey should<br>accompany any<br>planning<br>application.<br>Development<br>should connect to<br>public sewer. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Near Dornoch Firth SSSI.  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Some tres on site<br>although not ancient<br>woodland   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Trees on site   | In so far as otters<br>are a qualifying<br>interest of the<br>adjacent SAC, an<br>otter survey should<br>accompany any<br>planning<br>application.<br>Species survey<br>should be carried<br>out.       | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   | Retain trees in site<br>layout to provide<br>stepping stones for<br>wildlife  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

|     |   | SITE DELIVERABILITY/ SU  | JSTAINABILITY  |  |
|-----|---|--|--|--|
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | South east facing site   |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  | Existing access<br>road may require<br>some work.    | +<br>Opportunity to improve<br>local access issues   |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | +<br>development could help<br>sustain existing services  | If site is used for<br>workplace homes,<br>potential for school age<br>children to be living there.<br>Edderton Primary School<br>and Tain Royal Academy<br>both have capacity |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Limited waste water treatment capacity.  | All development<br>should connect to<br>public sewer | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     | ·   | HUMAN HEALTH AND R   | ECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any   |  |  | 0<br>Unlikely to have any  |

|     | impact on existing open space  |  |   | impact on existing open space   |
|-----|--|--|---|---|
| 10b | 0<br>There will be no net<br>increase in open space  | Unllikely to meet<br>threshold for providing<br>open space |   | 0<br>There will be no net<br>increase in open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                             |  |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                          |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                             | Core path through site                                     | Maintain access to core path  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                          |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                             |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                          |
|     |  | WASTE AND NATURAL  | RESOURCES   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite  | Land undeveloped   |   | X<br>N/A no brownfield land<br>onsite   |
| 11b | X<br>No contamination<br>present   |  |   | X<br>No contamination present   |
| 11c | -<br>Small scale use of<br>greenfield land   |  |   | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No Greenfield Land  | No existing structure son site                             |   | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development  | Podzol on site   |   | X<br>not applicable to type or<br>location of development                                     |
| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land | 3.2 quality agricultural land.                             |   | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                        | Unlikely to be suitable for<br>local recycling facilities  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                     |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural                         |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural                      |

|     | resources  |  |   | resources   |
|-----|--|--|---|---|
| 13c | X<br>Not applicable to type<br>or location of<br>development   | Not near a waste<br>management facility  |   | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |  | LANDSCAPI  | E   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities | Adjacent to Dornoch Firth<br>NSA   | Sensitive siting and design   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | X<br>N/A   |  |   | X<br>N/A  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   | Within SDA and existing allocation   | Sensitive<br>landscaping and<br>planting to reduce<br>impact on<br>settlement setting   | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Visible from main road on the approach to Edderton   | Sensitive<br>landscaping and<br>planting to reduce<br>impact on<br>settlement setting.<br>Retain trees in site<br>layout. New<br>boundary planting<br>of approriate<br>species. | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI  | TAGE  |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development   |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  | Several Historic<br>Environment Record sites<br>nearby but not on site                                 |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural |

|     |   |                               | heritage features  |
|-----|---|-------------------------------|--|
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Adjacent to C listed building | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |                               | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |                               | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |                               | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |                               | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |                               | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: ET03 V<br>and Balleigh Road     | Vest of Station Road   | Deet, Cheiridh<br>Symbol Stone   |
|--|--|--|
| Settlement: Edder                          | ton  | ET03 ET04  |
| Site size (ha): 9.5                        |  | Balbair<br>Readential<br>Hore<br>PW Edderton   |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Mixed Use<br>(Housing,<br>community, retail,<br>open space) | ET04<br>Cottage<br>2017<br>Wern<br>Rebinit Farm<br>Cottage<br>2017<br>Wern<br>Ref Cottage<br>2017<br>Wern<br>Ref Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cottage<br>2017<br>Cotta |

|    | WATER/DRAINAGE CONSTRAINTS  |   |   |  |  |
|----|---|---|---|--|--|
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable   | No watercourse on site  |   | x<br>Not Applicable  |  |
| 1b | x<br>Not Applicable   | No watercourse on site  |   | x<br>Not Applicable  |  |
| 1c | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  | Craigroy Burn supplies<br>water to Balblair Distillery  | Ensure no adverse<br>impact on water<br>quality from run off,<br>discharges or<br>pollution; developer<br>should demonstrate<br>that proposals will<br>not negatively<br>impact on local<br>water supply. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
|    | CLIMATE CHANGE  |   |   |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |   | Potential to<br>encourage active<br>travel. Some<br>business and<br>community uses  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |
| 3а | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |
| 4a | x<br>Not Applicable   | Not at coast  |   | x<br>Not Applicable  |  |
|    | BIODIVERSITY, FLORA AND FAUNA   |   |   |  |  |

|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
|----|---|---|--|---|
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Near Dornoch Firth and<br>Loch Fleet SPA, Dornoch<br>Firth and Morrich More<br>SAC and Dornoch Firth<br>and Loch Fleet Ramsar<br>site | Developments<br>should conenct to<br>public sewer  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Near Dornoch Firth SSSI   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   | In so far as otters<br>are a qualifying<br>interest of the<br>nearby SAC, an<br>otter survey should<br>accompany any<br>planning<br>application. | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Scope for some habitat creation as part of the site   | Shelterbelt tree<br>planting along<br>western boundary   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 6a | 0<br>Partially sheltered sited  | West facing site  | Provide shelter belt planting  | 0<br>Partially sheltered sited by   |

| 10b | +<br>Small scale increase in  |  | Create permanent community play  | +<br>Small scale increase in  |  |
|-----|---|--|--|---|--|
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  |  |  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network               |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |  |
|     | HUMAN HEALTH AND RECREATION   |  |  |   |  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Limited waste water treatment capacity.  | All development<br>should connect to<br>public sewer   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site            |  |
| 9a  | -<br>Some servicing<br>constraints that could be<br>mitigated and/or "Bad<br>neighbour" nearby that<br>is incongruous to the<br>proposed use and could<br>cause minor disturbance | Overhead lines pass<br>through site. Distillery<br>water pipeline passes<br>through both north and<br>south sites. | Ensure distillery<br>pipeline is not<br>affected. Create<br>pedestrian /cycle<br>route around<br>pipeline. | 0<br>Potential minor constraint<br>that can be mitigated  |  |
| 8b  | +<br>development could help<br>sustain existing services  | Edderton Primary School<br>and Tain Royal Academy<br>both have capacity  |  | +<br>development could help<br>sustain existing services  |  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  | Beside bus stop with<br>buses to Dornoch and<br>Tain   |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections                |  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  | Access onto Station<br>Road  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                                   |  |
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network                         |  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |  |
|     | by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |  |  | topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |  |

|     | open space  |  | field and<br>pedestrian/cycle<br>links through site<br>connecting to rest<br>of village                           | open space   |
|-----|---|--|---|--|
| 10c | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network and or<br>Improved access to<br>open space |  |   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Adjacent to national cycle<br>network route. Footpath<br>links around site |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  |  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network       | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
|     | -   | WASTE AND NATURAL  | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite   | Undeveloped land   |   | X<br>N/A no brownfield land<br>onsite  |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site   |  | Historical refuse tip<br>250 m to north so<br>site history would<br>be requested with<br>planning<br>application. | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land  |
| 11c | <br>Large-scale use of<br>Greenfield land   |  | Retain parts of site<br>as open space<br>which can be used<br>by the community                                    | -<br>Small scale use of<br>greenfield land   |
| 11d | X<br>No Greenfield Land   | No existing structures on site   |   | X<br>No Greenfield Land  |
| 12a | X<br>not applicable to type or<br>location of development   | Podzol on site   |   | X<br>not applicable to type or<br>location of development  |
| 12b | -<br>Will cause a minor loss  | Most of land is 3.2  |   | -<br>Will cause a minor loss of  |

|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
|-----|--|---|--|---|
|     | Γ  | CULTURAL HERI   | TAGE   |   |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Could block views from<br>A836 to scheduled<br>monument. Is a visible<br>gateway site to Edderton<br>from the north. Area to<br>south of A836 has<br>landscape value in the<br>contribution it makes to<br>the seperation of<br>Edderton from Balleigh<br>and Balblair. | Sensitive<br>landscaping and<br>planting to reduce<br>impact on<br>settlement setting. | 0<br>proposal would not be<br>visually intrusive  |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Logical westwards<br>expansion of village, flat<br>site. Within SDA, rounds<br>off settlement. Site to<br>south of A836 is separate<br>from rest of village and<br>would not reinforce the<br>reasonably nuclear<br>settlement pattern.                                 |  | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |
| 14b | X<br>N/A   |   |  | X<br>N/A  |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  | Near Dornoch Firth NSA  |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
|     |  | LANDSCAPI   | E  |   |
| 13d | X<br>Not applicable to type<br>or location of<br>development   | Not allocated for business<br>or indutrial use  |  | X<br>Not applicable to type or<br>location of development   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | Not near a waste management facility  |  | X<br>Not applicable to type or<br>location of development   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   | Community<br>recycling facilities<br>where appropriate                                 | +<br>Will facilitate sustainable<br>waste management at a<br>local scale  |

|     |   |  |  | []   |
|-----|---|--|--|--|
| 16a | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Views of Clach Chairidh<br>symbol stone (Scheduled<br>Monument) could be lost.<br>Carrieblair stone circle<br>and cist is to north east of<br>existing site H1 but on the<br>opposite side of Station<br>Road. | Careful design<br>required. Open<br>space around stone<br>(buffer), no<br>development which<br>would encroach the<br>line of site from the<br>stone circle and<br>symbol stone to to<br>the hills to the west<br>and south west. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | Full archaeological<br>survey required.  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | No current formal access to symbol stone   | Potential for<br>increased<br>interpretation.Devel<br>opment could bring<br>about better<br>access/safeguardin<br>g.   | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the                                  |

|  |  | setting of a historic buildin |
|--|--|-------------------------------|
|  |  |                               |

| Site Name: ET04 Edder                           | ton Glebe           | Chairidh  |
|---|---------------------|---|
| Settlement: Edderton                            |                     | bol Stone   |
| Site size (ha): 13.7                            |                     | ET02<br>EddET04   |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A | © Crown copyright.<br>13 All rights reserved, 100023369 |

|    |   | WATER/DRAINAGE CO   | NSTRAINTS                     |   |
|----|---|---|-------------------------------|---|
|    | Pre-Mitigation score  | Comments  | Mitigation                    | Post Mitigation Score   |
| 1a | x<br>Not Applicable   | Edderton Burn lies to the<br>south west of site and is<br>classed as good. Adjacent<br>to Dornoch Firth which is<br>classed as good (but<br>recently downgraded from<br>high) |                               | x<br>Not Applicable   |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  |   | Provide buffer to watercourse | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | No known water supplies within 250m of site   |                               | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |
|    |   | CLIMATE CHAN  | IGE                           |   |
|    | Pre-Mitigation score  | Comments  | Mitigation                    | Post Mitigation Score   |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car | Unclear number of<br>housing units suggested,<br>however site is a<br>considerable size.  | Reduce size of site           | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |
| 3a | -   | Small amount of pluvial   | Pull development              | 0   |

|    | Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk   | flood risk. Edderton Burn<br>to south west, risk of<br>flooding. North east of<br>site runs along coast,<br>potential for flooding. Well<br>in close vicinity of site<br>which may indicate<br>shallow water table,<br>potential for groundwater<br>flooding. | back from the coast<br>line. Flood risk<br>assessment<br>required and no<br>development<br>should take place in<br>areas shown to be<br>at flood risk.  | Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
|----|---|---|---|---|
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues   | Part of site is at coast but<br>not thoguht to be at risk of<br>coastal erosion   | Pull development back from coastline  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues   |
|    |   | BIODIVERSITY, FLORA   | AND FAUNA   |   |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Adjacent to Dornoch Firth<br>SAC, Dornoch Firth and<br>Loch Fleet SPA and<br>Dornoch Firth and Loch<br>Fleet Ramsar site. Needs<br>to be  |   | -<br>development of site would<br>have a minor negative<br>effect on the integrity of a<br>national, local nature<br>conservation designation<br>or Geodiversity site or<br>the qualities for which it<br>has been designated |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Section of site over<br>railway line is adjacent to<br>Dornoch Firth SAC,<br>Dornoch Firth and Loch<br>Fleet SPA and Dornoch<br>Firth and Loch Fleet<br>Ramsar site. Drainage,<br>disturbance could be an<br>issue.   | Needs to be<br>assessed in HRA.In<br>so far as otters are<br>a qualifying interest<br>of the adjacent<br>SAC, an otter<br>survey should<br>accompany any<br>planning<br>application.Create<br>a buffer between<br>development and<br>the edge of the<br>SPA/SAC/Ramsar. | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  |
| 5c | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Section of site over<br>railway line is adjacent to<br>Dornoch Firth SSSI   | Create a buffer<br>between<br>development and<br>the edge of the<br>SSSI  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   |
| 5d | 0   |   |   | 0   |

|    | Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  |   |   | Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----|---|---|---|---|
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   |   | In so far as otters<br>are a qualifying<br>interest of the<br>adjacent SAC, an<br>otter survey should<br>accompany any<br>planning<br>application | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply  |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Coastal habitat vould be affected by disturbance  |   | -<br>development of site would<br>have a minor negative<br>effect on the integrity of a<br>national, local nature<br>conservation designation<br>or Geodiversity site or<br>the qualities for which it<br>has been designated |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY   |   |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 6a | -<br>Minor exposed site with<br>minimal shelter from<br>topography or<br>vegetation. North west<br>facing slope or flat site  | Open site from south and<br>south east to the coast<br>along the north and north<br>east edges. | Orientate buildings<br>for solar gain,<br>provide shelter belt<br>planting.   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc  |
| 7a | 0<br>Proposal would be<br>easily accommodated   |   |   | 0<br>Proposal would be easily<br>accommodated by  |
|    | by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network  |   |   | existing Road Network   |

| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections        | Bus stop nearby which<br>provides public transport<br>links to Tain and Dornoch. |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
|-----|---|--|---|--|
| 8b  | +<br>development could help<br>sustain existing services  | Edderton Primary School<br>and Tain Royal Academy<br>both have capacity          |   | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines cross site at two points  | Set back from<br>overhead lines   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site | Limited waste water treatment capacity.  | All development<br>should connect to<br>public sewer  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R   | ECREATION   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | +<br>Small scale increase in<br>open space  |  | publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  | Possible link to<br>Edderton Main core<br>pathPossible link to<br>Edderton Main core<br>path  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Adjacent to national cycle network route   | Possible link to<br>Edderton Main core<br>path  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |

|     |  |   | or key access<br>network   |   |
|-----|--|---|--|---|
|     | 1  | WASTE AND NATURAL   | RESOURCES  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite  | Undeveloped land  |  | X<br>N/A no brownfield land<br>onsite   |
| 11b | X<br>No contamination<br>present   |   |  | X<br>No contamination present   |
| 11c | <br>Large-scale use of<br>Greenfield land  |   | Reduce scale of development  | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No Greenfield Land  | No existing structures on site  |  | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development  | Podzol on site  |  | X<br>not applicable to type or<br>location of development                                     |
| 12b | <br>Will cause a very<br>significant loss of 3.1 or<br>3.2 agricultural land or<br>good quality croft land | Land is 3,2 agricultural quality  | Reduce scale of development  | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                                  |   | Provide local<br>recycling facilities<br>on site                                     | O<br>No significant impact on<br>the amount of waste<br>going to landfill                     |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                      |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources         |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | Not near a waste management facility                                      |  | X<br>Not applicable to type or<br>location of development                                     |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill                                  | Not proposed for business<br>or industrial use                            |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill                     |
|     |  | LANDSCAPI   | E  | ·   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 14a | <br>proposal is within or<br>would affect a national<br>or local designated                                | Section of site over<br>railway line sits within the<br>Dorncoh Firth NSA | Reduce<br>development to<br>land between road<br>and railway to fit<br>with existing | -<br>proposal is within or<br>would affect a national or<br>local designated                  |

|     | landscape and would<br>lead to a significant loss<br>of or impact on the key<br>features or qualities   |   | settlement pattern<br>and omit area<br>within NSA.<br>Landscape impact<br>and design<br>statement required.<br>Very sensitive siting<br>and design<br>required. | landscape and would lead<br>to a minor loss or impact<br>on the key features or<br>qualities   |
|-----|---|---|---|--|
| 14b | X<br>N/A  |   |   | X<br>N/A   |
| 15a | <br>Development isolated<br>and not in an existing<br>settlement boundary<br>and/ or Development of<br>site would land lock<br>other sites or impact on<br>existing connectivity in a<br>settlement | Outwith SDA. Site does<br>not link well to existing<br>housing so does not<br>reinforce the existing<br>settlement pattern or<br>improve overall settlement<br>design | Smaller amount of<br>development land<br>omiting land in<br>NSA. Sensitive<br>siting and design.  | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway line<br>river etc, which cou |
| 15b | <br>Visually disruptive,<br>incongruous and out of<br>character to the<br>surrounding landscape<br>and/ or proposal would<br>be visually intrusive in a<br>valued or sensitive view                 | Site is visable from A836<br>and is on edge of<br>settlement. Entrance site<br>to Edderton from South.  | Sensitive<br>landscaping and<br>planting to reduce<br>impact on<br>settlement setting.<br>High quality sense<br>of arrival/exit<br>required at main<br>road.    | -<br>proposal would be visually<br>intrusive in wider general<br>scenery   |
|     |   | CULTURAL HERI   | TAGE  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Few Historic Environment<br>Records around periphery<br>of site   | Sensitive siting and<br>design. Any<br>archaeological<br>remains must be<br>recorded  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                 |
|     |   |   |   |  |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Adjacent to listed building<br>(Old Manse C listed)   | Sensitive siting and design   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                 |

|     | or location of development  |  | location of development  |
|-----|---|--|--|
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

## Golspie

| Site Name: GP01 Drummu                  | lie   | ** Benvraggie Wood   |
|---|---|--|
| Settlement: Golspie                     |   | the second |
| Site size (ha): 18.8                    |   | GP01 Drummuie<br>Firm View Council Offices   |
| Preferred for<br>development: Preferred | Preferred uses: Mixed use<br>(housing, business,<br>industrial) | All rights reserved 100023369)   |

|    | WATER/DRAINAGE CONSTRAINTS   |   |                                    |   |  |
|----|--|---|------------------------------------|---|--|
|    | Pre-Mitigation score   | Comments  | Mitigation                         | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  |   |                                    | x<br>Not Applicable   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Number of small<br>watercourses running<br>along boundaries of site | Provide buffers to<br>watercourses | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |

## SAC01-Site Assessment Checklist

| 1c | x<br>Not Applicable  | No water supplies noted within 250m of site   |  | x<br>Not Applicable   |
|----|--|---|--|---|
|    |  |   | IGE  |   |
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 2a | +<br>Mixed use proposal (e.g.<br>housing, employment<br>and community uses)<br>close to existing centres<br>of population and/or<br>similar uses, reducing<br>car use and enabling<br>use of active travel<br>choices and use of<br>public transport |   |  | +<br>Mixed use proposal (e.g.<br>housing, employment and<br>community uses) close to<br>existing centres of<br>population and/or similar<br>uses, reducing car use<br>and enabling use of active<br>travel choices and use of<br>public transport |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk   | Number of small<br>watercourses running<br>along boundaries of site   | Flood risk<br>assessment<br>required with<br>planning<br>application | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues   |
| 4a | x<br>Not Applicable  | Not at coast  |  | x<br>Not Applicable   |
|    |  | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA  |   |
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  | Much of site already<br>developed   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  | proximity of Moray Firth<br>SAC   | All development<br>should connect to<br>public sewer                 | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   |
| 5c | X<br>N/A no designations<br>apply  |   |  | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  | A9 TPOs along roadside<br>edge of site. Benvraggie<br>Long established wood<br>surrounds the remainder<br>of site. Much of site<br>already developed. | Ensure<br>development is set<br>back from<br>woodland                | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   |

| 5e<br>5f<br>5g | 0<br>Unlikely to be any<br>impact on protected<br>species<br>0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal<br>0<br>Unlikely to be any   |   | Ensure greenspace<br>element of the   | 0<br>Unlikely to be any impact<br>on protected species<br>0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal<br>0<br>Unlikely to be any impact  |
|----------------|---|---|---|--|
|                | impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  |   | development link to<br>the surrounding<br>woodland.                             | on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|                |   | SITE DELIVERABILITY/ SU   | STAINABILITY  |  |
|                | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 6a             | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope   | Woodland provides<br>shelter. South facing<br>sloping site. Council<br>building provides some<br>shelter to land behind it. | Ensure any<br>buildings are<br>positioned to take<br>advantage of solar<br>gain | ++<br>Sheltered by topography<br>and vegetation, south<br>facing, gradual slope  |
| 7a             | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   | Entrance from A9 already<br>improved  |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b             | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a             | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Within walking distance of<br>Golspie centre, footpath<br>link  |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |

| 8b  | +   | Housing development  |  | +  |
|-----|---|--|--|--|
|     | development could help<br>sustain existing services   | already on eastern side of<br>site.Golspie High School<br>and Golspie Primary<br>School both have capacity |  | development could help<br>sustain existing services  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines cross site  | Set back from<br>overhead lines  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Backies WTW has<br>capacity, Golspie WWTW<br>has capacity  | All development<br>should connect to<br>public sewer   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R   | ECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | +<br>Small scale increase in<br>open space  |  | Capacity of 150<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance.   | +<br>Small scale increase in<br>open space   |
| 10c | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network and or<br>Improved access to<br>open space |  | Links to forest<br>should be<br>considered where<br>appropriate as<br>opposed to just<br>relying on Queens<br>Drive, Wind Farm<br>TrackLinks to forest<br>should be<br>considered where<br>appropriate as<br>opposed to just<br>relying on Queens<br>Drive, Wind Farm<br>Track | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  | Core path runs through<br>site and new cycle path<br>has been developed                                    |  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |

| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network |  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |  |  |
|-----|--|--|---|---|--|--|
|     | WASTE AND NATURAL RESOURCES  |  |   |   |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                              | Majority of brownfield has already been developed  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                           |  |  |
| 11b | X<br>No contamination<br>present   |  |   | X<br>No contamination present   |  |  |
| 11c | <br>Large-scale use of<br>Greenfield land  |  |   | <br>Large-scale use of<br>Greenfield land   |  |  |
| 11d | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings        | Development already<br>happened at Technical<br>School   |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings     |  |  |
| 12a | X<br>not applicable to type or<br>location of development  | Podzol on site   |   | X<br>not applicable to type or<br>location of development   |  |  |
| 12b | X<br>not applicable to type or<br>location of development  | Remaining undeveloped<br>land is classed as 4.2 so<br>not prime agricultural<br>ground                 |   | X<br>not applicable to type or<br>location of development   |  |  |
| 13a | +<br>Will facilitate sustainable<br>waste management at a<br>local scale                                 |  | Potential for<br>recycling facilities<br>to be provided on<br>site  | +<br>Will facilitate sustainable<br>waste management at a<br>local scale                              |  |  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                    |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                 |  |  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development   |  |  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill                                | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                             |  |  |

|     | LANDSCAPE   |  |  |  |
|-----|---|--|--|--|
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 14a | X<br>N/A  |  |  | X<br>N/A   |
| 14b | X<br>N/A  |  |  | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Within SDA and current<br>allocation. Historical<br>grouping of buildings on<br>site. Eastern end of site<br>which is most unsuitable<br>for development due to<br>landscape value, is<br>already developed. | Landscaping and<br>planting to provide<br>screening at<br>gateway to<br>settlement | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  | Prominent listed buildings already visible   | Landscaping and<br>planting to provide<br>screening at<br>gateway to<br>settlement | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI  |  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Two HER sites within site  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Two B listed buildings<br>within site. Both listed<br>buildings have been<br>redeveloped   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | х   |  |  | Х  |

|     | Not applicable to type<br>or location of<br>development   |   | Not applicable to type or location of development  |
|-----|---|---|--|
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Existing listed buildings<br>already in use | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: GP02 Golspie                 | Business Park            | rugponie   |
|---|--------------------------|--|
| Settlement: Golspie                     |                          |  |
| Site size (ha): 2.4                     |                          | GP02<br>Golspie<br>Business Park                               |
| Preferred for<br>development: Preferred | Preferred uses: Business | Buciness Park<br>GP03<br>GP09<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |  |                                  |   |  |
|----|--|--|----------------------------------|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation                       | Post Mitigation Score   |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |                                  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Small watercourse<br>adjacent to site which<br>appears to be culverted<br>under railway line | Provide buffer to<br>watercourse | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable  | No water supplies noted within 250m of site  |                                  | x<br>Not Applicable   |  |

|    |   | CLIMATE CHAN   | NGE  |  |
|----|---|--|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |  |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | Potential risk of fluvial<br>flooding. Small<br>watercourse along the<br>boundary appears to be<br>culverted under the<br>railway. | Flood risk<br>assessment<br>required and no<br>development<br>should take place in<br>areas shown to be<br>at flood risk | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a | x<br>Not Applicable   | Not at coast   |  | x<br>Not Applicable  |
|    |   | BIODIVERSITY, FLORA  | AND FAUNA  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Proximity to Moray Firth<br>SAC  | All development<br>should connect to<br>public sewer   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5c | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply   |
| 5d | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply   |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |  | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any   |  |  | 0<br>Unlikely to be any impact<br>on national or local   |

|    | impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  |                         |   | conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----|---|-------------------------|---|--|
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |                         |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|    |   | SITE DELIVERABILITY/ SU | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments                | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |                         | Ensure buildings<br>are orientated to<br>make best use of<br>solar gain | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |                         |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |                         |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |                         |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | X<br>N/A  |                         |   | X<br>N/A   |
| 9a | 0<br>Potential minor<br>constraint that can be  |                         |   | 0<br>Potential minor constraint  |

|     | mitigated   |   |   | that can be mitigated  |
|-----|---|---|---|--|
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site | Backies WTW has<br>capacity, Golspie WWTW<br>has capacity     | All development<br>should connect to<br>public sewer                    | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND F  | ECREATION   | ·  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |   |   | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | In close proximity to core paths                              |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
|     |   | WASTE AND NATURAL   | RESOURCES   | •  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | 0<br>Scale or type of<br>proposal unlikely to<br>effect brownfield land                                     | Parts of site already developed                               |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>brownfield land                                  |
| 11b | X<br>No contamination<br>present  |   |   | X<br>No contamination present  |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land                       | Parts of site already developed                               |   | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land                       |
| 11d | 0<br>Scale or type of<br>proposal unlikely to   | Buildings already on site<br>but none are currently<br>vacant |   | 0<br>Scale or type of proposal<br>unlikely to effect existing  |

|     | effect existing<br>brownfield land or<br>vacant and derelict<br>buildings  |  |                             | brownfield land or vacant and derelict buildings  |
|-----|--|--|-----------------------------|---|
| 12a | X<br>not applicable to type or<br>location of development  | Podzol on site   |                             | X<br>not applicable to type or<br>location of development   |
| 12b | X<br>not applicable to type or<br>location of development  | The southern third of the<br>site is 3.1 and the rest is<br>3.2, however site is<br>already partially<br>developed |                             | X<br>not applicable to type or<br>location of development   |
| 13a | +<br>Will facilitate sustainable<br>waste management at a<br>local scale   | Some recycling facilities on site  |                             | +<br>Will facilitate sustainable<br>waste management at a<br>local scale  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  | Buildings on site are<br>currently in use  |                             | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |                             | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria             |                             | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |  | LANDSCAP   | E                           |   |
| -   | Pre-Mitigation score   | Comments   | Mitigation                  | Post Mitigation Score   |
| 14a | X<br>N/A   |  |                             | X<br>N/A  |
| 14b | X<br>N/A   |  |                             | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA and a current allocation  |                             | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Already partially<br>developed. Point of entry<br>into Golspie from the<br>south.                                  | Provide more<br>landscaping | 0<br>proposal would not be<br>visually intrusive  |

|     | CULTURAL HERITAGE   |          |            |  |  |
|-----|---|----------|------------|--|--|
|     | Pre-Mitigation score  | Comments | Mitigation | Post Mitigation Score  |  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |          |            | X<br>Not applicable to type or<br>location of development  |  |
| 16b | X<br>Not applicable to type<br>or location of<br>development  |          |            | X<br>Not applicable to type or<br>location of development  |  |
| 16c | X<br>Not applicable to type<br>or location of<br>development  |          |            | X<br>Not applicable to type or<br>location of development  |  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |          |            | X<br>Not applicable to type or<br>location of development  |  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |          |            | X<br>Not applicable to type or<br>location of development  |  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |          |            | X<br>Not applicable to type or<br>location of development  |  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |          |            | X<br>Not applicable to type or<br>location of development  |  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |          |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |

| Site Name: GP03<br>Business Park           | West of existing            | GP01 GP01  |
|--|-----------------------------|--|
| Settlement: Gols                           | pie                         | Golspie  |
| Site size (ha): 4.2                        |                             | GP03   |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Business | Ben Loyal<br>GP09<br>© Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |   |  |  |
|----|---|--|---|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable   |  |   | x<br>Not Applicable  |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  | Small watercourse along boundary   | Provide buffer<br>between any<br>development and<br>watercourse | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of site  |   | x<br>Not Applicable  |  |
|    |   | CLIMATE CHAN   | IGE   |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel | Adjacent to existing<br>business allocation  |   | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Small areas of the site<br>may be at risk of surface<br>water flooding, also a<br>drainage ditch near the<br>railway line at the site<br>boundary may be<br>contributing to the surface<br>water |   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |
| 4a | x<br>Not Applicable   | Not at coast   |   | x<br>Not Applicable  |  |
|    |   | BIODIVERSITY, FLORA  | AND FAUNA   |  |  |

|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
|----|---|---|--|--|
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | In proximity of Moray Firth<br>SAC                      | All development<br>should connect to<br>public sewer                                   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5c | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply   |
| 5d | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply   |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Small watercourse<br>running along southern<br>boundary | Otter survey may<br>be required  | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   | Maintain a buffer<br>between<br>development and<br>watercourse on<br>southern boundary | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU                                 | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |   | Ensure buildings<br>are orientated for<br>solar gain                                   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | ??<br>Unknown ??  | Business and retail uses would generate different       |  | ??<br>Unknown  |

|     | Unknown   | amounts of traffic  |   |  |
|-----|---|---|---|--|
| 7b  | ??<br>Unknown   |   |   | ??<br>Unknown  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Adjacent to existing<br>business park                     |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | X<br>N/A  |   |   | X<br>N/A   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Backies WTW has<br>capacity, Golspie WWTW<br>has capacity | All development<br>should connect to<br>the public sewer                        | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R  | ECREATION   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |   |   | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or  |

|     |   |  | or key access<br>network    | key access network  |  |  |  |
|-----|---|--|-----------------------------|---|--|--|--|
|     | WASTE AND NATURAL RESOURCES   |  |                             |   |  |  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation                  | Post Mitigation Score   |  |  |  |
| 11a | X<br>N/A no brownfield land<br>onsite   | Undeveloped land   |                             | X<br>N/A no brownfield land<br>onsite   |  |  |  |
| 11b | ??<br>Unknown   |  |                             | ??<br>Unknown   |  |  |  |
| 11c | -<br>Small scale use of<br>greenfield land  |  |                             | -<br>Small scale use of<br>greenfield land  |  |  |  |
| 11d | X<br>No Greenfield Land   | No existing structure son site; site undeveloped   |                             | X<br>No Greenfield Land   |  |  |  |
| 12a | X<br>not applicable to type or<br>location of development                             | Podzol on site   |                             | X<br>not applicable to type or<br>location of development                             |  |  |  |
| 12b | ??<br>Unknown   | Information not available  |                             | ??<br>Unknown   |  |  |  |
| 13a | +<br>Will facilitate sustainable<br>waste management at a<br>local scale              | Recycling facilities on<br>adjacent business park  |                             | +<br>Will facilitate sustainable<br>waste management at a<br>local scale              |  |  |  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources | No existing development<br>on site   |                             | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |  |  |  |
| 13c | X<br>Not applicable to type<br>or location of<br>development                          | No waste management facilities nearby  |                             | X<br>Not applicable to type or<br>location of development                             |  |  |  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill             | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |                             | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |  |  |  |
|     |   | LANDSCAP   | E                           |   |  |  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation                  | Post Mitigation Score   |  |  |  |
| 14a | X<br>N/A  |  |                             | X<br>N/A  |  |  |  |
| 14b | X<br>N/A  |  |                             | X<br>N/A  |  |  |  |
| 15a | +<br>Well connected/  | Outwith SDA but adjacent to it. Would be a logical   | Sensitive siting and design | +<br>Well connected/ appears<br>to round off settlement,                              |  |  |  |

| 15b | appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle<br>-<br>proposal would be<br>visually intrusive in<br>wider general scenery | expansion to existing<br>business park. Shown on<br>Sutherland Landscape<br>Capacity Study as unlikely<br>to be suitable for<br>development due to value<br>of scenic resource. | Sensitive siting and design including landscaping | currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
|-----|--|---|---|---|
|     |  | CULTURAL HERI   | TAGE  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16b | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16c | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16d | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16e | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16f | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16g | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16h | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |

| Site Name: GP04 Mackay Hous<br>Settlement: Golspie | se Hostel Site                        | GP05   |
|--|---------------------------------------|--|
| Site size (ha): 0.4                                |                                       | GP04   |
|  | rred uses: Mixed<br>housing,<br>less) | Course Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |   |  |  |  |
|----|---|---|--|--|--|
|    | Pre-Mitigation score  | Comments                                    | Mitigation   | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable   | Golspie Burn has good<br>status             |  | x<br>Not Applicable  |  |
| 1b | x<br>Not Applicable   | No watercourse on site                      |  | x<br>Not Applicable  |  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of site |  | x<br>Not Applicable  |  |
|    |   | CLIMATE CHAI                                | NGE  |  |  |
|    | Pre-Mitigation score  | Comments                                    | Mitigation   | Post Mitigation Score  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |   |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |
| 3а | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | Small risk of pluvial flooding              | Flood risk<br>assessment may<br>need to be<br>submitted with a<br>planning<br>application.<br>Drainage impact<br>assessment<br>required at<br>Planning<br>application stage to<br>address pluvial<br>flood risk. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |
| 4a | x<br>Not Applicable   | Not at coast                                |  | x<br>Not Applicable  |  |
|    |   | <b>BIODIVERSITY, FLORA</b>                  | AND FAUNA  |  |  |
|    | Pre-Mitigation score  | Comments                                    | Mitigation   | Post Mitigation Score  |  |

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| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|----|---|---|--|--|
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Proximity to Moray Firth<br>SAC   | All development<br>should connect to<br>public sewer | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5c | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply   |
| 5d | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply   |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |  | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Brownfield site lying<br>vacant, adjacent to open<br>space and in close<br>proximty to wider<br>countryside | Maintain/create<br>open space                        | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Flat site, open aspect to east  |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road   |   |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |

|     | Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network  |   |   |  |
|-----|---|---|---|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   | Requires<br>appropriate access<br>from Fountain Road  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                        |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |   |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections     |
| 8b  | +<br>development could help<br>sustain existing services  | Goslpie Primary School<br>and Golspie High School<br>both have capacity |   | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Backies WTW has<br>capacity, Golspie WWTW<br>has capacity               | All development<br>should connect to<br>public sewer  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     | •   | HUMAN HEALTH AND R  | ECREATION   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | +<br>Small scale increase in<br>open space  |   | If housing on site<br>then publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance | +<br>Small scale increase in<br>open space   |

| 10c               | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Sits between two areas of open space   | Ensure pedestrian<br>connections to two<br>adjacent areas of<br>open space -<br>ensure there is<br>access to the<br>school<br>entranceEnsure<br>pedestrian<br>connections to two<br>adjacent areas of<br>open space -<br>ensure there is<br>access to the<br>school entrance | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space   |
|-------------------|---|--|--|--|
| 10d               | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Site is surrounded by existing footpaths   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e               | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
|                   |   | WASTE AND NATURAL  | RESOURCES  |  |
|                   | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
|                   | i io inigatori cocio  |  | inigation  | g  |
| 11a               | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings   | Former building has been demolished  |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11a<br>11b        | +<br>Minor redevelopment of<br>brownfield land and/or   | Former building has been   |  | +<br>Minor redevelopment of<br>brownfield land and/or  |
|                   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings<br>X<br>No contamination  | Former building has been   |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings<br>X   |
| 11b               | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings<br>X<br>No contamination<br>present<br>X  | Former building has been demolished  |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings<br>X<br>No contamination present<br>X  |
| 11b<br>11c        | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings<br>X<br>No contamination<br>present<br>X<br>No Greenfield Land<br>+<br>Minor redevelopment of<br>brownfield land and/or   | Former building has been<br>demolished<br>Previosuly developed land<br>Former building has been                                      |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings<br>X<br>No contamination present<br>X<br>No Greenfield Land<br>+<br>Minor redevelopment of<br>brownfield land and/or   |
| 11b<br>11c<br>11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings<br>X<br>No contamination<br>present<br>X<br>No Greenfield Land<br>+<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings<br>X<br>not applicable to type or | Former building has been<br>demolished<br>Previosuly developed land<br>Former building has been<br>demolished<br>Site was previously |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings<br>X<br>No contamination present<br>X<br>No Greenfield Land<br>+<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings<br>X<br>not applicable to type or |

|     | going to landfill  |  |            | going to landfill   |
|-----|--|--|------------|---|
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  | Former building on site<br>has already been<br>demolished  |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |            | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |  | LANDSCAPI  | E          |   |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score   |
| 14a | X<br>N/A   |  |            | X<br>N/A  |
| 14b | X<br>N/A   |  |            | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA, allocated site   |            | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | +<br>proposal would lead to<br>an improvement to an<br>existing detracting<br>feature in wider general<br>scenery and/ or Type of<br>proposed development<br>fits well with existing<br>development                                | Current derelict site which<br>is fenced off from<br>surrounding area                                  |            | +<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in wider general scenery<br>and/ or Type of proposed<br>development fits well with<br>existing development                                |
|     |  | CULTURAL HERI  | TAGE       |   |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development   |
| 16b | O<br>Development can be<br>brought forward without<br>altering important   | Some nearby Historic<br>Environment Records  |            | O<br>Development can be<br>brought forward without<br>altering important aspects  |

|     | aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |   | of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|---|--|
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Have regard to<br>adjacent listed<br>buildings and their<br>setting | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: GP05 Woodland Way                                 | Qurfus                             |
|--|------------------------------------|
| Settlement: Golspie  | GP07                               |
| Site size (ha): 0.9  | GP05                               |
| Preferred for Preferred uses: Housing development: Preferred | GP04 All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |  |   |  |  |
|----|---|--|--|---|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |  |  |
| 1a | x<br>Not Applicable   |  |  | x<br>Not Applicable   |  |  |
| 1b | x<br>Not Applicable   |  |  | x<br>Not Applicable   |  |  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of site  |  | x<br>Not Applicable   |  |  |
|    |   |  | IGE  |   |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |  |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   | Housing capacity of 10<br>units  |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |  |  |
| За | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | Record of water running<br>down hill to Rhives Rd<br>and Back Rd. From the<br>historical flooding records<br>there may be an issue<br>with blocked/undersized<br>culverts in the area. |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |  |  |
| 4a | x<br>Not Applicable   | Not at coast   |  | x<br>Not Applicable   |  |  |
|    |   | BIODIVERSITY, FLORA  | AND FAUNA  |   |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |  |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Tree belt in south west of<br>site, it's removal could<br>impact on these interests  | Retain some of the<br>tree belt/vegetation<br>or if removed<br>provide<br>compensatory<br>planting on site | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
| 5b | 0<br>Unlikely to be any<br>impact on national or  | proximity to Moray Firth<br>SAC  | All development<br>should connect to<br>public sewer   | 0<br>Unlikely to be any impact<br>on national or local  |  |  |

|    | local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |   | conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   |
|----|---|--|---|---|
| 5c | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Some trees on south west<br>of site which falls away<br>steeply  | Retain existing<br>trees on site                            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  | Species survey<br>may be required if<br>any trees felled    | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Railway line along<br>northern boundary is a<br>barrier. Trees appear to<br>form a link with other belts<br>of trees to west and east,<br>providing habitat<br>connectivity.     | Retain existing<br>trees on site                            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope                                       | Site is on an elevated<br>position, flat, apart from<br>south west which slopes<br>away steeply. Shelter on<br>three sites from housing<br>and the railway line to the<br>north. | Orientate houses to<br>benefit fom solar<br>gain            | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |
| 7a | ??<br>Unknown ??<br>Unknown   |  |   | ??<br>Unknown   |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  | Access<br>improvements<br>required. Provide<br>turning head | +<br>Opportunity to improve<br>local access issues  |
| 8a | +<br>Within walking distance  | Within walking distance of   |   | +<br>Within walking distance to   |

|     | to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | a bus route and schools   |   | frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
|-----|---|---|---|---|
| 8b  | +<br>development could help<br>sustain existing services  | Golspie High School and<br>Golspie Primary School<br>both have capacity |   | +<br>development could help<br>sustain existing services  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines to north of site   |   | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   | All development<br>should connect to<br>public sewer  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |
|     |   | HUMAN HEALTH AND R  | ECREATION   |   |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Existing greenfield but not<br>used as formal open<br>space             |   | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | +<br>Small scale increase in<br>open space  |   | Capacity of 10<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential | +<br>Small scale increase in<br>open space  |
|     |   |   | Development:<br>Supplementary<br>Guidance.  |   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | Development:<br>Supplementary   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space  |

| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  | Footpath link already<br>exists to site boundary.<br>Site constrianed to north<br>by railway line and by<br>slope to south west | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
|-----|---|---|---|---|
|     |   | WASTE AND NATURAL   | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite   | Undeveloped land  |   | X<br>N/A no brownfield land<br>onsite   |
| 11b | X<br>No contamination<br>present  |   |   | X<br>No contamination present   |
| 11c | -<br>Small scale use of<br>greenfield land  |   |   | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No Greenfield Land   | No existing structures on site  |   | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development                             | Podzol on site  |   | X<br>not applicable to type or<br>location of development   |
| 12b | ??<br>Unknown   | No information available  |   | ??<br>Unknown   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                 |
| 13c | X<br>Not applicable to type<br>or location of<br>development                          | No waste management facilities nearby   |   | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development                          | Not intended for business<br>or industrial uses   |   | X<br>Not applicable to type or<br>location of development   |
|     |   | LANDSCAP  | E   |   |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 14a | Х   |   |   | Х   |

|     | N/A  |  |  | N/A   |
|-----|--|--|--|---|
| 14b | X<br>N/A   |  |  | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA, existing<br>allocation. Sutherland<br>Landscape Capacity Studt<br>shows this site as an area<br>for potential housing. |  | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Mostly surrounded by housing   | Keep house<br>heights similar to<br>surrounding<br>housing to prevent<br>skylining | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI  | TAGE   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development   |
| 16b | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development   |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features            |  | Be aware of B<br>Listed Fountain<br>nearby   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16d | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development   |
| 16e | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development   |
| 16f | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development   |

| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: GP06 Sibell R             | bad                     | The second se |
|--------------------------------------|-------------------------|---|
| Settlement: Golspie                  |                         |   |
| Site size (ha): 3.8                  |                         | GP06  |
| Preferred for development: Preferred | Preferred uses: Housing | © Crown copyright.<br>All rights reserved 100023369   |

|    | WATER/DRAINAGE CONSTRAINTS  |   |            |   |  |
|----|---|---|------------|---|--|
|    | Pre-Mitigation score  | Comments                                    | Mitigation | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   |   |            | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable   | No watercourse on site                      |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | No water supplies noted within 250m of site |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
|    |   |   | NGE        |   |  |
|    | Pre-Mitigation score  | Comments                                    | Mitigation | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                   |   |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |

SAC01-Site Assessment Checklist

| 3a<br>4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | Record of road under<br>railway flooded. Previous<br>consultations for the area<br>have no indication of<br>flooding and it is not<br>within the flood map |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
|----------|---|--|--|---|
|          | Not Applicable  |  |  | Not Applicable  |
|          |   | BIODIVERSITY, FLORA  | AND FAUNA  |   |
|          | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 5a       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Trees on part of northern<br>end of site   | Investigate<br>potential to keep<br>some trees on site<br>or if these are<br>removed some<br>replacement<br>planting on site | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | proximity to Moray Firth<br>SAC  | All development<br>should connect to<br>the public sewer   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c       | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5d       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Adjacent to semi natural<br>woodland. Trees on part<br>of northern end of site   | Set back<br>development from<br>semi natural<br>woodland.  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e       | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or                      | Adjacent to semi natural<br>woodland. Trees on part<br>of northern end of site.<br>Removal of trees on site<br>could have impact.                          | Retain some of the<br>existing trees on<br>site, extend the<br>treebelt eastwards<br>with new planting of<br>appropriate     | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |

|    | scale of proposal   |   | sepecies, to<br>provide a wildlife<br>corridor between<br>the open<br>countryside the<br>nearby semi natural<br>woodland |  |
|----|---|---|--|--|
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   | Surrounded on west and<br>south by housing and<br>forest to the east    |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |   |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   | Access<br>improvements<br>necessary  | +<br>Opportunity to improve<br>local access issues   |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Near bus route and within<br>wlaking distance to shops                  |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | +<br>development could help<br>sustain existing services  | Golspie High School and<br>Golspie Primary School<br>both have capacity |  | +<br>development could help<br>sustain existing services   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines run along south and west of site                         | Set back from<br>overhead line   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains  | Backies WTW has<br>capacity, Golspie WWTW                               | All development should connect to  | 0<br>Public water/waste water<br>and mains connection  |

|     | connection available on<br>site or within 200m of<br>the site   | has capacity      | public sewer.   | available on site or within 200m of the site   |
|-----|---|-------------------|---|--|
|     |   | HUMAN HEALTH AND  | RECREATION  |  |
|     | Pre-Mitigation score  | Comments          | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | +<br>Small scale increase in<br>open space  |                   | Capacity of 34<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance.             | +<br>Small scale increase in<br>open space   |
| 10c | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network and or<br>Improved access to<br>open space |                   | Provide<br>connectivity<br>between open<br>space and the<br>woodland are and<br>paths to the<br>east.Provide<br>connectivity<br>between open<br>space and the<br>woodland are and<br>paths to the east. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Near a core path. | Footpath provision<br>at Sibell Road brae   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  |                   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
|     |   | WASTE AND NATURA  | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments          | Mitigation  | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite   | Undeveloped land  |   | X<br>N/A no brownfield land<br>onsite  |
| 11b | X<br>No contamination   |                   |   | Х  |

|     | present  |   |  | No contamination present  |
|-----|--|---|--|---|
| 11c | -<br>Small scale use of<br>greenfield land   |   |  | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No Greenfield Land  | No existing structures on site  |  | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development  | Podzol on site  |  | X<br>not applicable to type or<br>location of development   |
| 12b | ??<br>Unknown  | Information not available   |  | ??<br>Unknown   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |   | Investigate use of<br>any forest waste                   | +<br>Will encourage<br>sustainable use of natural<br>resources at a local level   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby   |  | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development   | Neither business or<br>industrial uses intended<br>for site   |  | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAPI   | E  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 14a | X<br>N/A   |   |  | X<br>N/A  |
| 14b | X<br>N/A   |   |  | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA and existing<br>allocation, Sutherland<br>Landscape Capacity<br>Study identifies this as an<br>area for potential housing. |  | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Site is almost "hidden" behind existing housing   | Keep building<br>height similar to<br>surrounding houses | 0<br>proposal would not be<br>visually intrusive  |

|     |   | CULTURAI | - HERITAGE |  |
|-----|---|----------|------------|--|
|     | Pre-Mitigation score  | Comments | Mitigation | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |          |            | X<br>Not applicable to type or<br>location of development  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |          |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |          |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |          |            | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |          |            | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |          |            | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |          |            | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |          |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: GP07 Rhives                  |  |  |
|---|--|--|
| Settlement: Golspie                     |  |  |
| Site size (ha): 3.7                     |  | Rhives<br>Farm GP07<br>Rhives  |
| Preferred for<br>development: Preferred | Preferred uses: Mixed<br>Use (tourism) | Rhives<br>Lodge<br>Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |   |            |   |  |
|----|--|---|------------|---|--|
|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  |   |            | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable  | No waterbodies on site  |            | x<br>Not Applicable   |  |
| 1c | x<br>Not Applicable  | No water supplies noted within 250m of site                           |            | x<br>Not Applicable   |  |
|    |  | CLIMATE CHAI  | NGE        |   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |  |
| 2a | +<br>Mixed use proposal (e.g.<br>housing, employment<br>and community uses)<br>close to existing centres<br>of population and/or<br>similar uses, reducing<br>car use and enabling<br>use of active travel<br>choices and use of<br>public transport |   |            | +<br>Mixed use proposal (e.g.<br>housing, employment and<br>community uses) close to<br>existing centres of<br>population and/or similar<br>uses, reducing car use<br>and enabling use of active<br>travel choices and use of<br>public transport |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues   | Small areas of sites may<br>be at risk from surface<br>water flooding |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues   |  |
| 4a | x<br>Not Applicable  | Not at coast  |            | x<br>Not Applicable   |  |
|    |  | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA  |   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or   |   |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of   |  |

|    | scale of proposal   |   |  | proposal  |
|----|---|---|--|---|
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Moray Firth<br>SAC   | All development<br>related to discharge<br>of foul water,<br>should be<br>connected to the<br>public sewer.  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | North of sites lies<br>adjacent to ancient and<br>long established<br>woodland and Benvraggie<br>semi natural woodland. | Keep development<br>back from<br>woodland  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   | Ensure some open<br>space has<br>vegetation to<br>provide greater<br>connectivity to<br>adjacent woodland.<br>Screen planting at<br>boundaries of<br>approriate species. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |
|    | -   | SITE DELIVERABILITY/ SU   | ISTAINABILITY  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope                                       | Gradually south facing<br>sloping site which<br>becomes flat at southern<br>end so opportunities for<br>solar gain      | Encourage planting belts   | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under                             | Single carriageway  | Passing places and traffic management required   | -<br>Proposal will put existing<br>road network under strain  |

|     | strain  |  |  |  |
|-----|---|--|--|--|
| 7b  | <br>No opportunity to<br>connect to existing road<br>network and/ or<br>Significantly constrained<br>access to the site   | Access constrained by<br>height restriction at<br>railway bridge | Upgrade site<br>entrance and take<br>consideration of<br>pedestrain access | <br>No opportunity to connect<br>to existing road network<br>and/ or Significantly<br>constrained access to the<br>site  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | X<br>N/A  | For tourist related facilities, presumption against housing      |  | X<br>N/A   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Backies WTW has<br>capacity, Golspie WWTW<br>has capacity        | All development<br>should connect to<br>the public sewer                   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R   | ECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  | Encourages more access to mountain bike trails                   |  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | +<br>Small scale increase in<br>open space  | Caravan/camping site will<br>create usuable open<br>space        |  | +<br>Small scale increase in<br>open space   |
| 10c | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network and or<br>Improved access to   |  |  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space   |

|     | open space   |   |   |   |
|-----|--|---|---|---|
| 10d | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network | Adjacent to mountain bike<br>trails and a core path | Provide a link<br>through the west of<br>site to the start of<br>the hill track                             | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
|     |  | WASTE AND NATURAL                                   | RESOURCES   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite  | Undeveloped land                                    |   | X<br>N/A no brownfield land<br>onsite   |
| 11b | X<br>No contamination<br>present   |   |   | X<br>No contamination present   |
| 11c | -<br>Small scale use of<br>greenfield land   |   |   | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No Greenfield Land  | No existing structures on site                      |   | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development  | Podzol on site                                      |   | X<br>not applicable to type or<br>location of development   |
| 12b | ??<br>Unknown  | Information not available                           |   | ??<br>Unknown   |
| 13a | +<br>Will facilitate sustainable<br>waste management at a<br>local scale                                 |   | Provide recycling<br>facilities on caravan<br>site  | +<br>Will facilitate sustainable<br>waste management at a<br>local scale                              |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                    |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                 |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby               |   | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of  | Not intended for business<br>or industrial uses     |   | X<br>Not applicable to type or  |

|     | development   |   |  | location of development  |
|-----|---|---|--|--|
|     |   | LANDSCAPI   | E  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 14a | X<br>N/A  |   |  | X<br>N/A   |
| 14b | X<br>N/A  |   |  | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Within SDA and a current<br>allocation in Sutherland<br>Local Plan. Sutherland<br>Landscape Capacity<br>Study indicates area as<br>unsuitable for<br>development due to<br>landscape value.<br>However intended use<br>would be limited to<br>caravan/camping and<br>associated uses. |  | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  | Proposal is generally hidden by the railway line  |  | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI   | TAGE   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Adjacent to Chambered<br>Cairn  | Design of site<br>should address any<br>potential impact on<br>the setting of the<br>chambered cairn | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Few HER sites nearby  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will   | Adjacent to B Listed<br>Rhives House  | Design of site<br>should address any<br>potential impact on<br>the setting of the<br>listed building | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain   |

|     | maintain the setting of<br>cultural heritage<br>features  |  | the setting of cultural heritage features  |
|-----|---|--|--|
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Mountain Bike trails<br>already go past<br>Chambered Cairn | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: GP08 Rhives F             | arm Steading            |   |
|--------------------------------------|-------------------------|---|
| Settlement: Golspie                  |                         | Rhives<br>Farm                                    |
| Site size (ha): 0.2                  |                         | GP08 Rhives<br>Rhives                             |
| Preferred for development: Preferred | Preferred uses: Housing | Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS |   |            |                       |
|----|----------------------------|---|------------|-----------------------|
|    | Pre-Mitigation score       | Comments                                    | Mitigation | Post Mitigation Score |
| 1a | x<br>Not Applicable        |   |            | x<br>Not Applicable   |
| 1b | x<br>Not Applicable        | No watercourses on site                     |            | x<br>Not Applicable   |
| 1c | x<br>Not Applicable        | No water supplies noted within 250m of site |            | x<br>Not Applicable   |

|    |   | CLIMATE CHAN   | IGE  |   |
|----|---|--|--|---|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   |  |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | Not shown as at risk in<br>SEPA flood maps,<br>however history of<br>flooding in adjacent<br>Rhives Farm in 2007                         | Flood Risk<br>Assessment<br>required with<br>planning<br>application | +<br>Provision of SUDS or<br>flood management plan<br>could address local<br>flooding issues  |
| 4a | x<br>Not Applicable   | Not at coast   |  | x<br>Not Applicable   |
|    |   | BIODIVERSITY, FLORA  | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Mature vegetation around site  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | proximity to Moray Firth<br>SAC  | All development<br>should connect to<br>the public sewer             | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Close to Benvraggie<br>Wood (semi natural and<br>ancient and long<br>established woodland).<br>Already existing farm<br>steading on site |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Potential for bats on site   | Bat survey required  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any   |  |  | 0<br>Unlikely to be any impact<br>on national or local  |

|    | impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  |   |                             | conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----|---|---|-----------------------------|--|
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Existing farm steading on site, surrounded by mature vegetation         | Retain mature<br>vegetation | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|    | •   | SITE DELIVERABILITY/ SU   | JSTAINABILITY               |  |
|    | Pre-Mitigation score  | Comments  | Mitigation                  | Post Mitigation Score  |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope   | Within a cluster of buildings   |                             | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope  |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain   | Height restriction at railway bridge                                    | Provide passing places      | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | -<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access<br>that can be mitigated   |   | Upgrade access              | +<br>Opportunity to improve<br>local access issues   |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |   |                             | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | +<br>development could help<br>sustain existing services  | Golspie High School and<br>Golspie Primary School<br>both have capacity |                             | +<br>development could help<br>sustain existing services   |
| 9a | 0<br>Potential minor<br>constraint that can be  | Overhead lines adjacent to site   |                             | 0<br>Potential minor constraint  |

|     | mitigated   |  |   | that can be mitigated  |
|-----|---|--|---|--|
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site | Backies WTW has<br>capacity, Golspie WWTW<br>has capacity                                      | All development<br>should connect to<br>the public sewer  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R   | ECREATION   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   | Redevelopment<br>opportunity of former<br>steading building                                    |   | 0<br>There will be no net<br>increase in open space  |
| 10c | #N/A  |  |   | #N/A   |
| 10d | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network    | Core path passes site and<br>adjacent to other path<br>records. Beside mountain<br>bike trails |   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network    |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network    |  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network    |
|     |   | WASTE AND NATURAL  | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                                 |  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                              |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site         | Agricultural Steadings onsite.   | Steading<br>questionnaire<br>submitted with<br>plannnig<br>application.                                     | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite                     |
| 11c | X<br>No Greenfield Land   | Previously developed land  |   | X<br>No Greenfield Land  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or   |  |   | +<br>Minor redevelopment of<br>brownfield land and/or  |

|     | existing buildings  |  |  | existing buildings   |
|-----|---|--|--|--|
| 12a | X<br>not applicable to type or<br>location of development   | Existing development on site   |  | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development   | Existing development on site   |  | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | +<br>Will encourage<br>sustainable use of<br>natural resources at a<br>local level  |  | Encourage<br>recycling and reuse<br>of materials on site | +<br>Will encourage<br>sustainable use of natural<br>resources at a local level  |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |  | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development  | Not intended for business<br>or industrial uses  |  | X<br>Not applicable to type or<br>location of development  |
|     |   | LANDSCAPI  | E  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 14a | X<br>N/A  |  |  | X<br>N/A   |
| 14b | X<br>N/A  |  |  | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Within SDA and current<br>housing allocation in<br>Sutherland Local Plan.<br>Existing steading which<br>sits within a cluster of<br>buildings. |  | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | +<br>proposal would lead to<br>an improvement to an<br>existing detracting<br>feature in wider general<br>scenery and/ or Type of<br>proposed development<br>fits well with existing<br>development |  |  | +<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in wider general scenery<br>and/ or Type of proposed<br>development fits well with<br>existing development |
|     |   | CULTURAL HERI  | TAGE   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |

| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | In proximity to<br>Chambered Cairn   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
|-----|---|--------------------------------------|---|--|
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Few HER sites nearby                 |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Adjacent to B Listed<br>Rhives House | Awareness of<br>setting of listed<br>building | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |                                      |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |                                      |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |                                      |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |                                      |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage             |                                      |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural                      |

| features |  | heritage features |
|----------|--|-------------------|
|          |  |                   |

| Site Name: GP09 Ferry                           | Road                | 18m GP02  |
|---|---------------------|---|
| Settlement: Golspie                             |                     | GP03 Ben Loyal Hyskeir PW F                         |
| Site size (ha): 4.9                             |                     | GP09  |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A | © Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |  |                                  |   |  |
|----|--|--|----------------------------------|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation                       | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  |  |                                  | x<br>Not Applicable   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Small watercourse<br>running along northern<br>boundary  | Provide buffer to<br>watercourse | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable  | No water supplies noted within 250m of site  |                                  | x<br>Not Applicable   |  |
|    |  |  | NGE                              |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation                       | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |  |                                  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues   | Fluvial risk adjacent to<br>site. Small areas of the<br>site may be at risk of<br>surface water flooding,<br>also a drainage ditch near<br>the railway line at the site<br>boundary may be<br>contributing to the surface<br>water |                                  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |  |
| 4a | x<br>Not Applicable  | Not at coast   |                                  | x<br>Not Applicable   |  |
|    |  | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA                        | ·   |  |

|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
|----|---|--|---|--|
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | proximity to Moray Firth<br>SAC  | All developments to<br>connect to the<br>public sewer | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5c | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |
| 5d | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |   | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Located between coast<br>and small watercourse<br>running along northern<br>boundary | Otter survey may<br>be required                       | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Near coast but some<br>shelter from golf course                                      | Provide shelter belt vegetation                       | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | ??<br>Unknown ??  |  |   | ??<br>Unknown  |

|     | Unknown   |   |  |  |
|-----|---|---|--|--|
| 7b  | ??<br>Unknown   |   |  | ??<br>Unknown  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections        |   |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | +<br>development could help<br>sustain existing services  | Golspie High School and<br>Golspie Primary School<br>both have capacity |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site | Backies WTW has<br>capacity, Golspie WWTW<br>has capacity               | All development<br>should connect to<br>public sewer.  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | +<br>Small scale increase in<br>open space  |   | Capacity of more<br>than 4 housing<br>units so publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Adjacent to golf course<br>and near playing fields                      |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close  | Adjacent to core path and footpath runs along                           | Upgrade footpath   | +<br>Improves/enhances green   |

|     | proximity to existing<br>connections   | southern boundary                                 |   | network connectivity,<br>existing open space or<br>key access network                                 |
|-----|--|---|---|---|
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                             |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
|     |  | WASTE AND NATURAL                                 | RESOURCES   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite  | Undeveloped land                                  |   | X<br>N/A no brownfield land<br>onsite   |
| 11b | ??<br>Unknown  |   |   | ??<br>Unknown   |
| 11c | -<br>Small scale use of<br>greenfield land   |   |   | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No Greenfield Land  | No existing structures on site                    |   | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development  | Podzol on site                                    |   | X<br>not applicable to type or<br>location of development   |
| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land | 3.1 quality soil                                  |   | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land         |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                        |   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources            |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                 |
| 13c | X<br>Not applicable to type<br>or location of<br>development                                     | No waste management facilities nearby             |   | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development                                     | Not identified for business<br>or industrial uses |   | X<br>Not applicable to type or<br>location of development   |

|     |  | LANDSCAPI   | E          |  |
|-----|--|---|------------|--|
|     | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score  |
| 14a | X<br>N/A   |   |            | X<br>N/A   |
| 14b | X<br>N/A   |   |            | X<br>N/A   |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Outwith SDA and<br>elongates settlement.<br>Sutherland Landscape<br>Capacity Study indicates<br>site unlikely to be suitable<br>for development due to<br>value of scenic resource. |            | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway line<br>river etc, which cou |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Business park and railway<br>line in backdrop. Open<br>setting looking out<br>towards the sea.  |            | -<br>proposal would be visually<br>intrusive in wider general<br>scenery   |
|     |  | CULTURAL HERI   | TAGE       |  |
|     | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |   |            | X<br>Not applicable to type or<br>location of development  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              | Historic Environment<br>Record adjacent to site   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                 |
| 16c | X<br>Not applicable to type<br>or location of<br>development   |   |            | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development   |   |            | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development   |   |            | X<br>Not applicable to type or<br>location of development  |

| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: GP10 South                           | Argo Terrace               | THE FEEL A WEEL TI  |
|---|----------------------------|---|
| Settlement: Golspie                             |                            |   |
| Site size (ha): 1.0                             |                            | GP10  |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: Open space | Towardee<br>© Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |            |  |
|----|---|--|------------|--|
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |
| 1a | x<br>Not Applicable   |  |            | x<br>Not Applicable  |
| 1b | x<br>Not Applicable   |  |            | x<br>Not Applicable  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of site  |            | x<br>Not Applicable  |
|    |   | CLIMATE CHAN   | NGE        |  |
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased | Any housing is well<br>connected to rest of<br>Golspie and nearby<br>services. Open space<br>would have no carbon<br>emission impact |            | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/ |

|    | car travel  |  |   | increased car travel  |
|----|---|--|---|---|
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | Fluvial flood risk adjacent<br>to site however<br>topography appears to<br>suggest that it would not<br>be at risk of flooding   | Flood risk<br>assessment may<br>be required if<br>housing on site                                 | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | x<br>Not Applicable   | Not at coast   |   | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site is currently a well<br>maintained grass area<br>with no hedgerows or<br>other vegetation which is<br>probably how it will stay if<br>maintained as open<br>space. |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Proximity to Moray Firth<br>SAC  | Likely to require<br>HRA assessment.<br>All development<br>should connect to<br>the public sewer. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Semi natural woodland in<br>proximity but barriers of<br>roads and houses<br>bewteen this site and the<br>woodland   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |   | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)  | If site remains as is there<br>will be no improvement. If<br>site partially developed,<br>there is potential to<br>introduce more vegetation                           |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to                                   |

|    | sites due to nature or scale of proposal  | on site. However site is<br>severe fm surrounding<br>countryside by housing<br>and roads.   |  | nature or scale of proposal  |  |  |
|----|---|---|--|--|--|--|
|    | SITE DELIVERABILITY/ SUSTAINABILITY   |   |  |  |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |  |  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   | Flat site   | Orientate housing<br>to maximise solar<br>gain. Provide<br>shleterbelt<br>vegetation | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |  |  |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain   | South Argo Terrace is one<br>way from A9 to graveyard<br>heading north and<br>remainder of road up to<br>junction with Sibell Road<br>is narrow. Sibell Road<br>takes access off A9 and<br>has a stretch with no<br>pavement. |  | -<br>Proposal will put existing<br>road network under strain   |  |  |
| 7b | -<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access<br>that can be mitigated   |   |  | -<br>Limited opportunity/ large<br>amount of work to<br>connect with existing road<br>network and/or -<br>Constraint to access that<br>can be mitigated  |  |  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Within walking distance of<br>primary and secondary<br>schools  |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |  |  |
| 8b | +<br>development could help<br>sustain existing services  | Golspie High School and<br>Golspie Primary School<br>both have capacity   |  | +<br>development could help<br>sustain existing services   |  |  |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No overhead lines on site   |  | 0<br>Potential minor constraint<br>that can be mitigated   |  |  |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on   | Backies WTW has<br>capacity, Golspie WWTW<br>has capacity   | All development<br>should connect to<br>the public sewer                             | 0<br>Public water/waste water<br>and mains connection<br>available on site or within   |  |  |

|     | site or within 200m of the site  |   |  | 200m of the site  |
|-----|--|---|--|---|
|     | L  | HUMAN HEALTH AND R  | ECREATION  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space  | If remains as open space,<br>there is no impact and it<br>remains as underused<br>open space. If housing<br>developed on site there<br>may be opportunity to<br>provide usuable open<br>space |  | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | -<br>Proposal would result in<br>minor loss in open<br>space   |   | publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance | -<br>Proposal would result in<br>minor loss in open space   |
| 10c | -<br>Proposal would<br>fragment key access<br>networks or open space<br>and/or The proposal<br>does not connect or<br>relate well to existing<br>open space or access<br>networks or green<br>networks | Would lead to a dis-<br>connectivity of areas of<br>open space serving the<br>eastern end of Golspie  |  | -<br>Proposal would fragment<br>key access networks or<br>open space and/or The<br>proposal does not<br>connect or relate well to<br>existing open space or<br>access networks or green<br>networks |
| 10d | -<br>Proposal would<br>fragment key access<br>networks or open space<br>and/ or Proposal would<br>have a minor negative<br>impact on the quality of<br>existing open space or<br>access networks       | Near to some core paths<br>and footpath links,<br>although footpath links on<br>Sibell Road and South<br>Argo Terrace are<br>incomplete   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections  | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
|     |  | WASTE AND NATURAL   | RESOURCES  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite  | Undeveloped land  |  | X<br>N/A no brownfield land<br>onsite   |

| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | Within SDA, is allocated<br>as open space. Housing<br>in immediate vicinty of site<br>as well as another large<br>area of open space.<br>Sutherland Landscape<br>Capacity Study identifies |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
|-----|--|--|------------|--|
| 14b | X<br>N/A   |  |            | X<br>N/A   |
| 14a | X<br>N/A   |  |            | X<br>N/A   |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
|     |  | LANDSCAPI  |            |  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   | No business or industrial uses proposed on site  |            | X<br>Not applicable to type or<br>location of development  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management<br>facilities near site  |            | X<br>Not applicable to type or<br>location of development  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |  |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Relativley small scale<br>development or it may<br>remain as open space  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 12b | ??<br>Unknown  | Information not available.<br>Not currently used for<br>agricultural purposes  |            | ??<br>Unknown  |
| 12a | X<br>not applicable to type or<br>location of development  | Podzol on site   |            | X<br>not applicable to type or<br>location of development  |
| 11d | X<br>No Greenfield Land  | No existing structures on site   |            | X<br>No Greenfield Land  |
| 11c | -<br>Small scale use of<br>greenfield land   |  |            | -<br>Small scale use of<br>greenfield land   |
| 11b | X<br>No contamination<br>present   |  |            | X<br>No contamination present  |

| 15b | 0<br>proposal would not be<br>visually intrusive  | Site is flat   | Any housing should<br>be of a similar scale<br>and height to<br>adjacent housing | 0<br>proposal would not be<br>visually intrusive   |  |  |  |
|-----|---|--|--|--|--|--|--|
|     | CULTURAL HERITAGE   |  |  |  |  |  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |  |  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |  |  |  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Some HER nearby  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |  |  |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | In proximity to several C<br>and B listed buildings but<br>due to landform they are<br>not visible from site |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |  |  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |  |  |  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |  |  |  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |  |  |  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |  |  |  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites  |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or  |  |  |  |

| and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Development will maintain<br>the setting of cultural<br>heritage features |
|---|---|
|---|---|

## Halkirk

| Site Name: HK01: Sout          | h of Comlifoot Terrace  |   |
|--------------------------------|-------------------------|---|
| Settlement: Halkirk            |                         |   |
| Site size (ha): 3.6            |                         | Comlifoot<br>Terrace<br>HK01  |
| Preferred for development: Yes | Preferred uses: Housing | rside<br>Comilitoot<br>Põi Sta<br>© Crown copyright.<br>All rights reserved - 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |   |            |   |  |
|----|---|---|------------|---|--|
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | River Thurso rated as<br>Good   |            | x<br>Not Applicable   |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | River Thurso is to the<br>south of the site but it<br>unlikely to be afffected by<br>the development. |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable   |   |            | x<br>Not Applicable   |  |
|    |   | CLIMATE CHAN  | NGE        |   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                   |   |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues    | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |  |
| 4a | x   | Not at coast  |            | x   |  |

|    | Not Applicable  |  |               | Not Applicable   |
|----|---|--|---------------|--|
|    | I   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA     |  |
|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Open grass fields which<br>are unlikely to have a high<br>ecological value |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5b | X<br>N/A no designations<br>apply   |  |               | X<br>N/A no designations apply   |
| 5c | X<br>N/A no designations<br>apply   |  |               | X<br>N/A no designations apply   |
| 5d | X<br>N/A no designations<br>apply   |  |               | X<br>N/A no designations apply   |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Open grass fields which<br>are unlikely to have a high<br>ecological value |               | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | X<br>N/A no designations<br>apply   |  |               | X<br>N/A no designations apply   |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Hopusing development to the east, north and west.                          |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY |  |
|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Gentle slope southwards towards the river.                                 |               | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated                                  |  |               | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |

|            | by existing Road<br>Network   |   |            |  |
|------------|---|---|------------|--|
| 7b         | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access                        |   |            | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                        |
| 8a         | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections        |   |            | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections     |
| 8b         | +<br>development could help<br>sustain existing services  |   |            | +<br>development could help<br>sustain existing services   |
| 9a         | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |            | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b         | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |   |            | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|            |   | HUMAN HEALTH AND R  | ECREATION  |  |
|            | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |
| 10a        | +<br>Improves/enhances  | Small children's play park included as part of the  |            | +<br>Improves/enhances green   |
|            | green network<br>connectivity, existing<br>open space or key<br>access network                              | planning permission.  |            | network connectivity,<br>existing open space or<br>key access network                                    |
| 10b        | connectivity, existing open space or key  | planning permission.  |            | existing open space or   |
| 10b<br>10c | connectivity, existing<br>open space or key<br>access network<br>+<br>Small scale increase in               | Conditions attached to<br>permission for applicant to<br>submit plans for footpath<br>connections |            | existing open space or<br>key access network<br>+<br>Small scale increase in                             |

|     | access network   |                   |   |  |
|-----|--|-------------------|---|--|
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |                   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |
|     |  | WASTE AND NATURAL | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments          | Mitigation  | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite  |                   |   | X<br>N/A no brownfield land<br>onsite  |
| 11b | X<br>No contamination<br>present   |                   |   | X<br>No contamination present  |
| 11c | -<br>Small scale use of<br>greenfield land   |                   |   | -<br>Small scale use of<br>greenfield land   |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land |                   |   | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land |
| 12a | X<br>not applicable to type or<br>location of development                                    |                   |   | X<br>not applicable to type or<br>location of development                                    |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             |                   |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |                   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources        |                   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources        |
| 13c | X<br>Not applicable to type<br>or location of<br>development                                 |                   |   | X<br>Not applicable to type or<br>location of development                                    |
| 13d | X<br>Not applicable to type<br>or location of<br>development                                 |                   |   | X<br>Not applicable to type or<br>location of development                                    |

|     |  | LANDSCAP   | E          |  |
|-----|--|--|------------|--|
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 14a | X<br>N/A   |  |            | X<br>N/A   |
| 14b | X<br>N/A   |  |            | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | Incremental development<br>to the north east has<br>meant that the site may<br>now be considered as<br>infill. |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | 0<br>proposal would not be<br>visually intrusive   |  |            | 0<br>proposal would not be<br>visually intrusive   |
|     | 1  | CULTURAL HER   | ITAGE      |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
| 16b | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
| 16c | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |

| 16h | x  |  | #N/A |
|-----|--|--|------|
|     | Not applicable to type<br>or location of |  |      |
|     | development                              |  |      |

| Site Name: HK02: Site             | at Camilla Street          | Oremanoes 1  |
|-----------------------------------|----------------------------|--|
| Settlement: Halkirk               |                            |  |
| Site size (ha): 1.3               |                            | HK02   |
| Preferred for<br>development: Yes | Preferred uses: Industrial | Datage<br>Detroit Copyright.<br>Lower Fees All rights reserved 100023369 . |

|    | WATER/DRAINAGE CONSTRAINTS  |   |            |  |  |
|----|---|---|------------|--|--|
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable   |   |            | x<br>Not Applicable  |  |
| 1b | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site            |            | x<br>Not Applicable  |  |
| 1c | x<br>Not Applicable   |   |            | x<br>Not Applicable  |  |
|    |   | CLIMATE CHAI  | NGE        |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car |   |            | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |  |
| За | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |
| 4a | x<br>Not Applicable   | Not at coast  |            | x<br>Not Applicable  |  |

|    | BIODIVERSITY, FLORA AND FAUNA   |   |               |  |  |
|----|---|---|---------------|--|--|
|    | Pre-Mitigation score  | Comments  | Mitigation    | Post Mitigation Score  |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Existing industrial site                                |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |  |
| 5b | X<br>N/A no designations<br>apply   |   |               | X<br>N/A no designations apply   |  |
| 5c | X<br>N/A no designations<br>apply   |   |               | X<br>N/A no designations apply   |  |
| 5d | X<br>N/A no designations<br>apply   |   |               | X<br>N/A no designations apply   |  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Existing industrial site.<br>No derelict buildings etc. |               | 0<br>Unlikely to be any impact<br>on protected species   |  |
| 5f | X<br>N/A no designations<br>apply   |   |               | X<br>N/A no designations apply   |  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |  |
|    |   | SITE DELIVERABILITY/ SU                                 | JSTAINABILITY |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation    | Post Mitigation Score  |  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |   |               | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |  |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road              |   |               | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |  |

|                             | Network   |  |                     |  |
|-----------------------------|---|--|---------------------|--|
| 7b                          | +<br>Opportunity to improve<br>local access issues  | Potential to alter entrance<br>from Sinclair Lane to<br>Camilla Street |                     | +<br>Opportunity to improve<br>local access issues   |
| 8a                          | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |                     | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b                          | X<br>N/A  |  |                     | X<br>N/A   |
| 9a                          | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |                     | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b                          | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |                     | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
| HUMAN HEALTH AND RECREATION |   |  |                     |  |
|                             | Pre-Mitigation score  | Comments   | Mitigation          | Post Mitigation Score  |
| 10a                         | X<br>Not applicable   |  |                     | X<br>Not applicable  |
| 10b                         | X<br>Not applicable   |  |                     | X<br>Not applicable  |
| 10c                         | X<br>Not applicable   |  |                     | X<br>Not applicable  |
| 10d                         | X<br>Not applicable   |  |                     | X<br>Not applicable  |
| 10e                         | X<br>Not applicable   |  | X<br>Not applicable | X<br>Not applicable  |
| WASTE AND NATURAL RESOURCES |   |  |                     |  |
|                             | Pre-Mitigation score  | Comments   | Mitigation          | Post Mitigation Score  |
| 11a                         | +<br>Minor redevelopment of<br>brownfield land and/or   | Existing industrial site   |                     | +<br>Minor redevelopment of<br>brownfield land and/or  |

|     | existing buildings   |  |            | existing buildings   |
|-----|--|--|------------|--|
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land  |  |            | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land  |
| 11c | X<br>No Greenfield Land  |  |            | X<br>No Greenfield Land  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |  |            | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 12a | X<br>not applicable to type or<br>location of development  |  |            | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development  |  |            | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |  |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |            | X<br>Not applicable to type or<br>location of development  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |  | LANDSCAPI  | Ē          |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 14a | X<br>N/A   |  |            | X<br>N/A   |
| 14b | X<br>N/A   |  |            | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | Little change expected to what is there at present.  |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |

| 15b | 0<br>proposal would not be<br>visually intrusive             | Little change expected to what is there at present. |            | 0<br>proposal would not be<br>visually intrusive          |  |  |
|-----|--|---|------------|---|--|--|
|     | CULTURAL HERITAGE  |   |            |   |  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score                                     |  |  |
| 16a | X<br>Not applicable to type<br>or location of<br>development |   |            | X<br>Not applicable to type or<br>location of development |  |  |
| 16b | X<br>Not applicable to type<br>or location of<br>development |   |            | X<br>Not applicable to type or<br>location of development |  |  |
| 16c | X<br>Not applicable to type<br>or location of<br>development |   |            | X<br>Not applicable to type or<br>location of development |  |  |
| 16d | X<br>Not applicable to type<br>or location of<br>development |   |            | X<br>Not applicable to type or<br>location of development |  |  |
| 16e | X<br>Not applicable to type<br>or location of<br>development |   |            | X<br>Not applicable to type or<br>location of development |  |  |
| 16f | X<br>Not applicable to type<br>or location of<br>development |   |            | X<br>Not applicable to type or<br>location of development |  |  |
| 16g | X<br>Not applicable to type<br>or location of<br>development |   |            | X<br>Not applicable to type or<br>location of development |  |  |
| 16h | X<br>Not applicable to type<br>or location of<br>development |   |            | X<br>Not applicable to type or<br>location of development |  |  |

| Site Name: HK03: G<br>Old Parish Church | lebe land at Halkirk | Marce Pool Hares  |
|---|----------------------|---|
| Settlement: Halkirk                     |                      |   |
| Site size (ha): 2.3                     |                      | Deserver HK03   |
| Preferred for<br>development: No        | Preferred uses:      | Durch //el<br>0 Crown copyright.<br>All rights reserved 100023369 |

|    |  | WATER/DRAINAGE CO   | NSTRAINTS   |   |
|----|--|---|---|---|
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 1a | x<br>Not Applicable  | River Thurso - Loch More<br>to sea ( rated Good)  |   | x<br>Not Applicable   |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source                      | The site adjoins the River<br>Thurso.   | Setback from the<br>river would be<br>required for<br>flooding issues and<br>to maintain the<br>stability of the river<br>bank. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |
| 1c | x<br>Not Applicable  |   |   | x<br>Not Applicable   |
|    | •  |   | IGE   |   |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |   |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |
| За | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk | River Thurso flows along<br>north boundary of the site<br>and may be a potential<br>cause of flood risk. Pluvial<br>flood risk identified at site,<br>drainage is a matter for<br>the LA. | FRA may be<br>needed depending<br>on site layout.   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |
| 4a | x<br>Not Applicable  | Not at coast  |   | x<br>Not Applicable   |
|    |  | BIODIVERSITY, FLORA   | AND FAUNA   |   |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation   | Agricultural field used for<br>grazing which is unlikely<br>to support much   | Setbacks from the<br>river could allow for<br>positive<br>environment design  | +<br>proposal will help<br>safeguard a national, local<br>conservation or   |

SAC01-Site Assessment Checklist

|    | (including Geodiversity)<br>sites due to nature or<br>scale of proposal   | biodiversity.   | which could support greater biodiversity.   | geodiversity site   |
|----|---|---|---|---|
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | River Thurso SAC which<br>supports Altantic Salmon                      | Ensure no run off<br>into the river.<br>Connection to the<br>public sewer.  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Otters may be present alongside the river.                              | Otter survey in view of riverside location  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Alluvial/Brown<br>earths/Gleys  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | The river bank is likely<br>used as a wildlife corridor.                | Setback from the<br>river. Maintain a<br>suitable buffer<br>between<br>development and<br>river bank to<br>maintain its value<br>as a corridor for<br>wildlife. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU   | STAINABILITY  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing  | Sheltered on most sides<br>from vegetation and<br>existing development. |   | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual  |

|     | gradual slope   |  |   | slope  |
|-----|---|--|---|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network |  |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network                                |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                        |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections     |
| 8b  | +<br>development could help<br>sustain existing services  |  |   | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R   | ECREATION   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | -<br>Proposal would result in<br>minor loss in open<br>space  | Shown as amenity land<br>within the Caithness Local<br>Plan but access is limited. | In line with the<br>Council's Open<br>Space in New<br>Residential<br>Development<br>Supplementary<br>Guidance | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing   |  |   | 0<br>Utilises or is in close<br>proximity to existing  |

|     | connections  |                                       |   | connections  |
|-----|--|---------------------------------------|---|--|
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                       |                                       | Potential to improve<br>access to the river<br>area.  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network      |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                       |                                       | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network      |
|     |  | WASTE AND NATURAL                     | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments                              | Mitigation  | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite  |                                       |   | X<br>N/A no brownfield land<br>onsite  |
| 11b | X<br>No contamination<br>present   |                                       |   | X<br>No contamination present  |
| 11c | -<br>Small scale use of<br>greenfield land   |                                       |   | -<br>Small scale use of<br>greenfield land   |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land               |                                       |   | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land               |
| 12a | X<br>not applicable to type or<br>location of development  | Alluvial/Brown<br>earths/Gleys        |   | X<br>not applicable to type or<br>location of development  |
| 12b | <br>Will cause a very<br>significant loss of 3.1 or<br>3.2 agricultural land or<br>good quality croft land | All of the site is 3.2 rated.         |   | <br>Will cause a very<br>significant loss of 3.1 or<br>3.2 agricultural land or<br>good quality croft land |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                                  |                                       |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                                  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                      |                                       |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                      |
| 13c | X<br>Not applicable to type<br>or location of  | No waste management facilities nearby |   | X<br>Not applicable to type or   |

|     | development  |  |   | location of development   |
|-----|--|--|---|---|
| 13d | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAPI  | E   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 14a | X<br>N/A   |  |   | X<br>N/A  |
| 14b | X<br>N/A   |  |   | X<br>N/A  |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Highly visible on the entry<br>to the village from the<br>east amd from the river.<br>However Abbey House<br>(Manse?) provides a<br>distinct boundary to the<br>village to the east. | Development which<br>complements the<br>tradtional form of<br>Halkirk could be<br>accommodated<br>within this site.<br>Must consider<br>setting of church,<br>burial ground and<br>manse. Needs to<br>conform to these in<br>terms of setting as<br>well as traditional<br>layout of Halkirk. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Highly visible on the entry<br>to the village from the<br>east. However Abbey<br>House (Manse?) provides<br>a distinct boundary to the<br>village to the east.                       | Development which<br>complements the<br>tradtional form of<br>Halkirk could be<br>accommodated<br>within this site.<br>Must consider<br>setting of church,<br>burial ground and<br>manse. Needs to<br>conform to these in<br>terms of setting as<br>well as traditional<br>layout of Halkirk. | 0<br>proposal would not be<br>visually intrusive  |
|     | 1  | CULTURAL HERI  | TAGE  |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development   |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of   |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural |

|     | cultural heritage<br>features   |   |  | heritage features  |
|-----|---|---|--|--|
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Old Parish Church which<br>is B-Lised adjoins the site. | Development which<br>complements the<br>old parish church<br>could be<br>accommodated<br>within this site. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: HK07: Land no<br>Settlement: Halkirk | rth of railway line | He due  |
|---|---------------------|---|
| Site size (ha): 1.2                             |                     | НК07  |
| Preferred for<br>development: No                | Preferred uses:     | © Crown copyright.<br>All rights reserved 100023369 |

| WATER/DRAINAGE CONSTRAINTS |          |            |                       |
|----------------------------|----------|------------|-----------------------|
| Pre-Mitigation score       | Comments | Mitigation | Post Mitigation Score |

| 1a | x<br>Not Applicable  |   |            | x<br>Not Applicable   |
|----|--|---|------------|---|
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Small burn running alondisde the site                                 |            | -<br>Development would have<br>a localised minor negative<br>impact on the water<br>environment and/or<br>medium term which would<br>be difficult to mitigate |
| 1c | x<br>Not Applicable  |   |            | x<br>Not Applicable   |
|    |  |   | NGE        |   |
|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |   |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| За | <br>Most of the site (>50%)<br>is within an area known<br>to flood or within an<br>indicative area of<br>medium to high flood<br>risk                            |   |            | <br>Most of the site (>50%) is<br>within an area known to<br>flood or within an<br>indicative area of medium<br>to high flood risk                            |
| 4a | x<br>Not Applicable  | Not at coast  |            | x<br>Not Applicable   |
|    |  | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA  |   |
|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal                | Open grass field which is<br>unlikely to support much<br>biodiversity |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal             |
| 5b | X<br>N/A no designations<br>apply  |   |            | X<br>N/A no designations apply  |
| 5c | X<br>N/A no designations<br>apply  |   |            | X<br>N/A no designations apply  |
| 5d | X<br>N/A no designations<br>apply  |   |            | X<br>N/A no designations apply  |

| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |               | 0<br>Unlikely to be any impact<br>on protected species   |
|----|---|--|---------------|--|
| 5f | X<br>N/A no designations<br>apply   |  |               | ++<br>Proposal will improve<br>connectivity between<br>local, national<br>conservation or<br>geodiversity sites  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Railway line to the south<br>and built development to<br>the west means that it is<br>unliekly to form part of a<br>habitat network. |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY |  |
|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |  |               | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7а | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |               | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |               | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |               | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b | X<br>N/A  |  |               | X<br>N/A   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |               | 0<br>Potential minor constraint<br>that can be mitigated   |

| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |                    |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|-----|---|--------------------|---|--|
|     |   | HUMAN HEALTH AND R | ECREATION   | _  |
|     | Pre-Mitigation score  | Comments           | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                    |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |                    |   | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                    |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                    |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                    | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
|     |   | WASTE AND NATURAL  | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments           | Mitigation  | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite   |                    |   | X<br>N/A no brownfield land<br>onsite  |
| 11b | X<br>No contamination<br>present  |                    |   | X<br>No contamination present  |
| 11c | -<br>Small scale use of<br>greenfield land  | Agricultural land  |   | -<br>Small scale use of<br>greenfield land   |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land                |                    |   | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land             |
| 12a | X<br>not applicable to type or<br>location of development   |                    |   | X<br>not applicable to type or<br>location of development  |

| 12b | 0  | The land is rated as 4.1.   |                       | 0  |
|-----|--|---|-----------------------|--|
|     | Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land  |   |                       | Scale or type of proposal<br>unlikely to effect on soil or<br>croft land   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   |                       | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |   |                       | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby                                   |                       | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |   |                       | X<br>Not applicable to type or<br>location of development  |
|     |  | LANDSCAPE   | Ē                     |  |
|     | Pre-Mitigation score   | Comments  | Mitigation            | Post Mitigation Score  |
| 14a | X<br>N/A   |   |                       | X<br>N/A   |
| 14b | X<br>N/A   |   |                       | X<br>N/A   |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Located on the edge of<br>the village and is set back<br>from the road. | Bunding and planting. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Located on the edge of<br>the village and is set back<br>from the road. | Bunding and planting. | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI   | TAGE                  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation            | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |   |                       | X<br>Not applicable to type or<br>location of development  |

| 16b | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
|-----|--|--|---|
| 16c | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16d | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16e | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16f | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16g | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16h | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |

| Site Name: Sites West of Bridge Street (HK04: Land<br>west of Commercial Hotel, HK05: Land west of Auld<br>House, HK06: Land west of Pollock House) |                          |
|---|--------------------------|
| Settlement: Halkirk   | Garage HK04 Garage 40.8r |
| Site size (ha): 1.1   | Commercial Hotel         |

| Preferred for<br>development: No | Preferred uses: | HK05<br>Crown copyright<br>All rights reserved 100023389                  |
|----------------------------------|-----------------|---|
|                                  |                 | Pollock House<br>HK06<br>Crown copyright<br>All rights reserved 100023369 |

|    |  | WATER/DRAINAGE CO  | NSTRAINTS              |   |  |
|----|--|--|------------------------|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation             | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  |  |                        | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable  |  |                        | x<br>Not Applicable   |  |
| 1c | x<br>Not Applicable  |  |                        | x<br>Not Applicable   |  |
|    |  | CLIMATE CHAI   | NGE                    |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation             | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |  |                        | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                 |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk | Small water course along<br>west boundary of site<br>which may be a potential<br>cause of flood risk. Pluvial<br>flood risk identified at site,<br>drainage is a matter for<br>the LA. | FRA maybe<br>required. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues |  |
| 4a | x<br>Not Applicable  | Not at coast   |                        | x<br>Not Applicable   |  |
|    | BIODIVERSITY, FLORA AND FAUNA  |  |                        |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation             | Post Mitigation Score   |  |
| 5а | 0<br>Unlikely to be any  | Backland sites which are either used as garden   |                        | 0<br>Unlikely to be any impact  |  |

|    | impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal                                      | ground or left<br>unmaintained.  |   | on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----|---|--|---|--|
| 5b | X<br>N/A no designations<br>apply   | Near to the River Thurso<br>SAC  | connection to public<br>sewer to safeguard<br>water quality | X<br>N/A no designations apply   |
| 5c | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |   | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | The area is not likely to support much wildlife.   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |  |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under                                       | Limited space and scope<br>to build adopted road and<br>poor access onto Bridge<br>Street. | Requirement for<br>shared access onto<br>Bridge Street      | -<br>Proposal will put existing<br>road network under strain   |

|     | strain  |                    |            |  |
|-----|---|--------------------|------------|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |                    |            | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |                    |            | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | +<br>development could help<br>sustain existing services  |                    |            | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |                    |            | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |                    |            | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND F | ECREATION  |  |
|     | Pre-Mitigation score  | Comments           | Mitigation | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                    |            | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |                    |            | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                    |            | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                    |            | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |

| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|-----|--|--|---|--|
|     |  | WASTE AND NATURAL  | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |
| 11a | 0<br>Scale or type of<br>proposal unlikely to<br>effect brownfield land  |  |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>brownfield land  |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land  | It is noted that part of this site is labelled ' former workshop'. | Site history maybe required.  | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land  |
| 11c | -<br>Small scale use of<br>greenfield land   |  |   | -<br>Small scale use of<br>greenfield land   |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings |  |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | X<br>not applicable to type or<br>location of development  |  |   | X<br>not applicable to type or<br>location of development  |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   |  |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                      |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby                              |   | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of  |  |   | X<br>Not applicable to type or<br>location of development  |

|     | development  |   |  |  |
|-----|--|---|--|--|
|     |  | LANDSCAPI   | Ξ  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 14a | X<br>N/A   |   |  | X<br>N/A   |
| 14b | X<br>N/A   |   |  | X<br>N/A   |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Development in Halkirk<br>would be better located<br>within the natural infil<br>sites. Existing SDA<br>appears to be set to<br>restrict development in<br>this location. | Boundaries be<br>defined with local<br>stone walls | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway line<br>river etc, which cou |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | If development was poorly<br>sited and designed then it<br>could be detrimental to<br>the character of the<br>village.  | High standard of siting and design required.       | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI   | TAGE   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |   |  | X<br>Not applicable to type or<br>location of development  |
| 16b | X<br>Not applicable to type<br>or location of<br>development   |   |  | X<br>Not applicable to type or<br>location of development  |
| 16c | X<br>Not applicable to type<br>or location of<br>development   |   |  | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development   |   |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development   |   |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of  |   |  | X<br>Not applicable to type or<br>location of development  |

|     | development  |   |
|-----|--|---|
| 16g | X<br>Not applicable to type<br>or location of<br>development | X<br>Not applicable to type or<br>location of development |
| 16h | X<br>Not applicable to type<br>or location of<br>development | X<br>Not applicable to type or<br>location of development |

## Helmsdale

| Site Name: HD01: Settlement: Helms         |                            | Terrace   |
|--|----------------------------|---|
| Site size (ha): 0.1                        |                            | HD01  |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Housing | St John's<br>Church S<br>Old Bank S<br>B<br>Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |            |  |  |
|----|---|--|------------|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable   |  |            | x<br>Not Applicable  |  |
| 1b | x<br>Not Applicable   | No ditches, streams rivers<br>lochs or the sea on or<br>directly adjacent to the<br>site         |            | x<br>Not Applicable  |  |
| 1c | x<br>Not Applicable   | No water supply noted within 250m of site  |            | x<br>Not Applicable  |  |
|    |   | CLIMATE CHAN   | IGE        |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel | Small development<br>potential of 5 houses,<br>previous consent for 4<br>houses granted in 2005. |            | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |

| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Site is not located within<br>an identified floodrisk<br>area, and there is no<br>history of flooding |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
|----|---|---|--|---|
| 4a | x<br>Not Applicable   | Not at coast  |  | x<br>Not Applicable   |
|    |   | BIODIVERSITY, FLORA   | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Due to building being<br>derelict, some potential<br>for impact to important<br>species e.g. Bats.    | Prior to any<br>development<br>commencing bat<br>species/ habitat<br>surveys could be<br>undertaken and<br>mitigation<br>strategies devised. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Moray Firth SAC at coast (approx. 350m from site).  | Connection to<br>public sewer to<br>safeguard Moray<br>Firth SAC   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Helmsdale Coast SSSI<br>(Geological) nearby<br>(approx. 350m from site).                              |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Mature trees on site to be retained   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Due to building being<br>derelict, potential for<br>impact to important<br>species e.g. Bats.         | Prior to any<br>development<br>commencing bat<br>survey and related<br>mitigation plans<br>undertaken  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |

| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----|---|--|--|--|
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   | Site on an elevated<br>position but within existing<br>built up settlement.                  | Planting scheme to<br>improve shelter.   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain   | Access improvements<br>from site to main road<br>(A9) necessary.                             | Access<br>improvements from<br>site to main road<br>(A9) necessary.  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Site is in exisiting built up<br>settlement with good<br>access to existing path<br>network. |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | 0<br>appropriate school<br>capacity   |  |  | 0<br>appropriate school<br>capacity  |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  | Development<br>should connect to<br>public sewer. Site<br>within existing<br>development<br>connected to<br>utilities. No bad<br>neighbours near<br>site, over head<br>pylons within | 0<br>Potential minor constraint<br>that can be mitigated   |

|     |   |   | approx. 100m of site.   |  |
|-----|---|---|---|--|
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |   | Ensure connection to public sewer                                       | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R  | ECREATION   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Proposal for 5 houses but<br>size and nature of<br>development unlikely to<br>have substantial effect on<br>open space. |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |   |   | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10d | X<br>Not applicable   |   |   | X<br>Not applicable  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
|     | ·   | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings           | Redevelopment of vacant<br>church building and<br>improvement to<br>surrounding garden<br>grounds.                      |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings        |
| 11b | X<br>No contamination<br>present  | Humus-iron podzols of<br>Boyndie series.  |   | X<br>No contamination present  |
| 11c | X<br>No Greenfield Land   |   |   | X<br>No Greenfield Land  |
| 11d | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings           |   |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings        |

| 12a | X<br>not applicable to type or<br>location of development   |  |  | X<br>not applicable to type or<br>location of development   |
|-----|---|--|--|---|
| 12b | X<br>not applicable to type or<br>location of development   |  |  | X<br>not applicable to type or<br>location of development   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | "P:\3_Caithness and<br>Sutherland LDP\2 Main<br>Issues Report\Draft<br>MIR\Back End<br>MIR\MIR_Site<br>Referencing.xlsx" |  | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development   |
|     |   | LANDSCAPI  | Ξ  |   |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes                                     | within existing SDA  |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes                                     |
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast |  |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope  | Within existing SDA, with<br>good pedestrain, road and<br>public transport<br>connectivity. SNH<br>Sutherland Landscape  | Sensitive<br>conversion likely to<br>benefit adjacent<br>Listed Buildings. | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and             |

| 15b | +<br>proposal would lead to<br>an improvement to an<br>existing detracting<br>feature in wider general<br>scenery and/ or Type of<br>proposed development<br>fits well with existing<br>development                     | Sensitive conversion of<br>otherwise vacant church<br>building and surrounding<br>grounds would benefit the<br>general streetscape.  | Sensitive<br>conversion likely to<br>benefit adjacent<br>Listed Buildings.  | +<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in wider general scenery<br>and/ or Type of proposed<br>development fits well with<br>existing development                                   |
|-----|---|--|---|--|
|     | Γ   | CULTURAL HERI  | TAGE  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Listed on rcahms site<br>here:<br>http://canmore.rcahms.go<br>v.uk/en/site/7472/details/h<br>elmsdale+stafford+street+<br>st+john+s+church/?date=<br>desc                    |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Site is adjacent to two<br>Category B listed<br>buildings (former Church<br>of Scotland Manse). The<br>Listed building buffers<br>intersect the eastern edge<br>of the site. | Awareness of<br>proximity of site to<br>listed building<br>buffers.<br>Consideration<br>afforded to<br>development,<br>including vehicle<br>access<br>improvements. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16e | O<br>Development can be<br>brought forward without<br>altering important  |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects   |

|     | aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |  |  | of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|--|--|--|
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable<br>better access to the<br>historic environment and<br>or minor enhancement<br>of the setting of a<br>historic buildin | Site is a HER listed<br>monument and is on the<br>Buildings at Risk Register,<br>scored as being in fair<br>condition. | Sympathetic<br>conversion benefit<br>the building and its<br>historical interests. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |

| Site Name: HD02: East of I              | ndustrial Estate         |  |
|---|--------------------------|--|
| Settlement: Helmsdale                   |                          | d Boonhill   |
| Site size (ha): 1.4                     |                          | HD02   |
| Preferred for<br>development: Preferred | Preferred uses: Industry | Dept Police House © Crown copyright.<br>FAll rights reserved 100023369 |

| WATER/DRAINAGE CONSTRAINTS |   |   |   |  |
|----------------------------|---|---|---|--|
| Pre-Mitigation score       | Comments  | Mitigation  | Post Mitigation Score                                     |  |
| x<br>Not Applicable        |   |   | x<br>Not Applicable                                       |  |
| x<br>Not Applicable        | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to site |   | x<br>Not Applicable                                       |  |
| x<br>Not Applicable        | No water supply noted within 250m of site   |   | x<br>Not Applicable                                       |  |
| CLIMATE CHANGE             |   |   |   |  |
| Pre-Mitigation score       | Comments  | Mitigation  | Post Mitigation Score                                     |  |
|                            | x<br>Not Applicable<br>x<br>Not Applicable<br>x<br>Not Applicable                   | Pre-Mitigation score       Comments         x       Not Applicable         x       No ditches, streams, rivers, lochs or the sea on or directly adjacent to site         x       No water supply noted within 250m of site         CLIMATE CHAN | Pre-Mitigation scoreCommentsMitigationX<br>Not Applicable |  |

|    |   |  | 1  |   |
|----|---|--|--|---|
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   | 1.4 ha industrial site   | 1.4 ha industrial site   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | Site near (within 60m)<br>very small area of pluvial<br>(rain) flood risk.   | Appropriate surfce<br>water drainage<br>required   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | x<br>Not Applicable   | Not at coast   |  | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Development of site from<br>decrofted agricultural<br>land, adjacent to similar<br>land connected to area of<br>heath and scrub. | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting and<br>potential function<br>as green corridor. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Moray Firth SAC at coast<br>(approx. 300m from site).  | Connection to<br>Public Sewer to<br>safeguard Moray<br>Firth SAC   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Helmsdale Coast SSSI<br>(Geological) nearby<br>(approx. 300m from site).   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting and<br>potential function<br>as green corridor. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected  |  |  | 0<br>Unlikely to be any impact<br>on protected species  |

|    | species   |   |  |  |
|----|---|---|--|--|
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Helmsdale Coast SSSI<br>(Geological) nearby<br>(approx. 300m from site).  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Development of site from<br>decrofted agricultural<br>land, adjacent to similar<br>land connected to area of<br>heath and scrub.  | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting and<br>potential function<br>as green corridor. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 6a | -<br>Minor exposed site with<br>minimal shelter from<br>topography or<br>vegetation. North west<br>facing slope or flat site  | Site is on flat low lying<br>land with open southerly<br>aspect, sheltered to west<br>by existing development.  | Sensitive siting and<br>design, landscaping<br>and planting could<br>improve shelter.  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain   | Presumption against new<br>trunk road junctions onto<br>A9 would require access<br>by improved local road<br>network. From Roads<br>team: Currently no non-<br>trunk adopted road<br>serving this site. Access<br>arrangements need<br>further consideration. | Access via existing<br>development to<br>west. Consideration<br>should be afforded<br>to capacity of<br>existing road<br>network.              | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   | Access via existing<br>development to<br>west. Consideration<br>should be afforded<br>to capacity of<br>existing road<br>network.              | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  | North boundary of site on<br>A9. Bus links & local<br>facilities within walking<br>distance of site.  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b | X<br>N/A  |   |  | X<br>N/A   |

| 9a  | 0   | Overhead electricity   |   | 0  |
|-----|---|--|---|--|
| Ju  | Potential minor<br>constraint that can be<br>mitigated  | cables cross site.   |   | Potential minor constraint that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site | Water and waste water pipes cross site N to S.                       | All development<br>must connect to<br>public sewer  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R   | ECREATION   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 10a | X<br>Not applicable   |  |   | X<br>Not applicable  |
| 10b | X<br>Not applicable   |  |   | X<br>Not applicable  |
| 10c | X<br>Not applicable   |  |   | X<br>Not applicable  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Site access possible from existing footpath and road infrastructure. |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network    |
|     |   | WASTE AND NATURAL  | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite   | Development of decrofted agricultural land.                          |   | X<br>N/A no brownfield land<br>onsite  |
| 11b | X<br>No contamination<br>present  | Brown earths with humus-<br>iron podzols of<br>Countesswells series. |   | X<br>No contamination present  |
| 11c | <br>Large-scale use of<br>Greenfield land   | Development of mainly<br>decrofted agricultural land<br>(1.4 ha).    |   | <br>Large-scale use of<br>Greenfield land  |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land                |  |   | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land             |

| 12a | X<br>not applicable to type or<br>location of development  | Brown earths with humus-<br>iron podzols of<br>Countesswells series.  |   | X<br>not applicable to type or<br>location of development   |  |  |  |  |
|-----|--|---|---|---|--|--|--|--|
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   | Development of decrofted agricultural land (1.4 ha).  |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land   |  |  |  |  |
| 13a | +<br>Will facilitate sustainable<br>waste management at a<br>local scale   | Capacity for onsite<br>recycling depending on<br>type of industries<br>developing site.   | Capacity for onsite<br>recycling<br>depending on type<br>of industries<br>developing site.                            | +<br>Will facilitate sustainable<br>waste management at a<br>local scale  |  |  |  |  |
| 13b | -<br>Will increase use of<br>primary resources   | 1.4 ha: will require<br>primary resource use  |   | -<br>Will increase use of<br>primary resources  |  |  |  |  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby   |   | X<br>Not applicable to type or<br>location of development   |  |  |  |  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |  |  |  |  |
|     |  | LANDSCAPI   | E   |   |  |  |  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |  |  |  |
| 14a | X<br>N/A   |   |   | X<br>N/A  |  |  |  |  |
| 14b | X<br>N/A   |   |   | X<br>N/A  |  |  |  |  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | SNH identify this site as<br>having 'distinct linear<br>pattern of crofts and/or<br>housing'. Only a small<br>eastern part of site is a<br>croft. The site is a logical<br>extension to the existing<br>industrial area, within the<br>SDA. | Site is a logical<br>extension to<br>existing industrial<br>area, within existing<br>SDA.                             | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |  |  |  |  |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   |   | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting and<br>minimise visual | 0<br>proposal would not be<br>visually intrusive  |  |  |  |  |
|     |  |   | CULTURAL HERITAGE   |   |  |  |  |  |
|     |  | CULTURAL HERI   | intrusiveness.  |   |  |  |  |  |

| 16a | X<br>Not applicable to type<br>or location of<br>development | Development of decrofted agricultural land. | X<br>Not applicable to type or<br>location of development |
|-----|--|---|---|
| 16b | X<br>Not applicable to type<br>or location of<br>development |   | X<br>Not applicable to type or<br>location of development |
| 16c | X<br>Not applicable to type<br>or location of<br>development |   | X<br>Not applicable to type or<br>location of development |
| 16d | X<br>Not applicable to type<br>or location of<br>development |   | X<br>Not applicable to type or<br>location of development |
| 16e | X<br>Not applicable to type<br>or location of<br>development |   | X<br>Not applicable to type or<br>location of development |
| 16f | X<br>Not applicable to type<br>or location of<br>development |   | X<br>Not applicable to type or<br>location of development |
| 16g | X<br>Not applicable to type<br>or location of<br>development |   | X<br>Not applicable to type or<br>location of development |
| 16h | X<br>Not applicable to type<br>or location of<br>development |   | X<br>Not applicable to type or<br>location of development |

| Site Name: HD03: North o             | Rockview Place          |                             |      |   |
|--------------------------------------|-------------------------|-----------------------------|------|---|
| Settlement: Helmsdale                |                         | Police House                | HD02 |   |
| Site size (ha): 1.4                  |                         | Heimsdale<br>Free<br>Church |      | HD03  |
| Preferred for development: Preferred | Preferred uses: Housing | Rayground                   |      | Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |  |  |               |  |
|----|--|--|--|---------------|--|
|    | Pre-Mitigation score         Comments         Mitigation         Post Mitigation Score |  |  |               |  |
| 1a | x<br>Not Applicable  |  |  | ??<br>Unknown |  |

| 1b | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs o the sea on<br>or directly adjacent to site   |  | x<br>Not Applicable   |
|----|---|--|--|---|
| 1c | x<br>Not Applicable   | No water supply noted within 250m of site  |  | x<br>Not Applicable   |
|    |   |  | IGE  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   | Allocation for 40 houses.  |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | Low-likelihood Pluvial<br>Floodrisk (1 in 200 year<br>return period) at 2 small<br>points (< 5 pixels at ~<br>1:1000 scale) on southern<br>edge of site extending to<br>south beyond site<br>boundary. | Connection to public sewer.  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | x<br>Not Applicable   | Not at coast   |  | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Development of site from<br>decrofted agricultural<br>land, adjacent to similar<br>land well connected to<br>area of heath and scrub.  | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting and<br>potential function<br>as green corridor. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Moray Firth SAC at coast<br>(approx. 300m from site).  | Connection to<br>public sewer to<br>safeguard Moray<br>Firth SAC   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Helmsdale Coast SSSI<br>(Geological) nearby<br>(approx. 300m from site).   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or  |  | Sensitive siting and design, landscaping and planting to   | 0<br>Unlikely to be any impact<br>on national or local  |

|          | local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   | enhance landscape<br>setting and<br>potential function<br>as green corridor.   | conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----------|---|---|--|--|
| 5e       | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |  | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Helmsdale Coast SSSI<br>(Geological) nearby<br>(approx. 300m from site).  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal                        |
| 5g       | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Development of site from<br>decrofted agricultural<br>land, adjacent to similar<br>land well connected to<br>area of heath and scrub. | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting and<br>potential function<br>as green corridor. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal                        |
|          |   | SITE DELIVERABILITY/ SU   | JSTAINABILITY  |  |
|          |   |   |  |  |
|          | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 6a       | Pre-Mitigation score<br>+<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope   | <b>Comments</b><br>Site is on flat low lying<br>land with open southerly<br>aspect, sheltered to west<br>by existing development.     | Mitigation<br>Sensitive siting and<br>design, landscaping<br>and planting could<br>improve shelter.  | <ul> <li>Post Mitigation Score</li> <li>+</li> <li>Minor sheltered by<br/>topography and<br/>vegetation south west or<br/>south east facing gradual<br/>slope</li> </ul> |
| 6a<br>7a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing  | Site is on flat low lying<br>land with open southerly<br>aspect, sheltered to west  | Sensitive siting and design, landscaping and planting could  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual   |

| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Access via existing<br>development to west.<br>Consideration should be<br>afforded to capacity of<br>existing road network. |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
|-----|---|---|--|--|
| 8b  | +<br>development could help<br>sustain existing services  |   |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead electricity<br>cables and underground<br>water infrastructure cross<br>site.                                       | Enable connection to existing infrastructure.  | +<br>Scale of the proposal will<br>address some localised<br>constraints   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   | Water and waste<br>water pipes cross<br>site N to S.   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  | Development of decrofted agricultural land (1.4 ha).  | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting.  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | 0<br>There will be no net<br>increase in open space   |   |  | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Site access possible from existing footpath and road infrastructure.  |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |

|     |  |  | network  |  |
|-----|--|--|--|--|
|     |  | WASTE AND NATURAL  | RESOURCES  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite                                    |  |  | X<br>N/A no brownfield land<br>onsite                                    |
| 11b | X<br>No contamination<br>present   | No sources onsite. Offsite<br>within 250m of former<br>Helmsdale Refuse Tip<br>(SU-WDS-1002). Dev site<br>lies above elevation,<br>unlikely at risk from any<br>offsite gas migration (as<br>per Planning Application<br>12/02355/FUL) |  | X<br>No contamination present  |
| 11c | <br>Large-scale use of<br>Greenfield land                                |  |  | <br>Large-scale use of<br>Greenfield land                                |
| 11d | X<br>No Greenfield Land  | No existing structures present   |  | X<br>No Greenfield Land  |
| 12a | X<br>not applicable to type or<br>location of development                | Brown earths with humus-<br>iron podzols of<br>Countesswells series.   |  | X<br>not applicable to type or<br>location of development                |
| 12b | X<br>not applicable to type or<br>location of development                | Development of mainly<br>decrofted agricultural land<br>(1.4 ha).  | Development of<br>mainly decrofted<br>agricultural land<br>(1.4 ha).                   | X<br>not applicable to type or<br>location of development                |
| 13a | +<br>Will facilitate sustainable<br>waste management at a<br>local scale |  | Consideration<br>should be afforded<br>to requiring<br>recycling facilities<br>onsite. | +<br>Will facilitate sustainable<br>waste management at a<br>local scale |
| 13b | -<br>Will increase use of<br>primary resources                           |  |  | -<br>Will increase use of<br>primary resources                           |
| 13c | X<br>Not applicable to type<br>or location of<br>development             | No waste management facilities nearby  |  | X<br>Not applicable to type or<br>location of development                |
| 13d | X<br>Not applicable to type<br>or location of<br>development             |  |  | X<br>Not applicable to type or<br>location of development                |
|     |  | LANDSCAPI  | Ξ  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 14a | 0  |  |  | 0  |

|     | proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |   |  | proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |
|-----|--|---|--|---|
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast  |   |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast   |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Logical extension of<br>existing settlement. SNH<br>Sutherland Landscape<br>Capacity Study identifies<br>part of site as having<br>potential for housing. | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting and<br>potential function<br>as green corridor. | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   |   | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting and<br>potential function<br>as green corridor. | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI   | TAGE   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features            |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features            |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16c | O<br>Development can be<br>brought forward without   |   |  | O<br>Development can be<br>brought forward without  |

|     | aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |  | of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16g | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: HD04: Shore S             | street                                | Hemicale Ga Traubh<br>19 Broze Haarn           |
|--------------------------------------|---------------------------------------|--|
| Settlement: Helmsdale                |                                       | Helmsdate                                      |
| Site size (ha): 0.9                  |                                       | CogerPark                                      |
| Preferred for development: Preferred | Preferred uses: Tourism/<br>Community | Re nor and |

|    | WATER/DRAINAGE CONSTRAINTS   |   |   |   |
|----|--|---|---|---|
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | RBMP named water body<br>'River Helmsdale<br>Kinbrance Burn to sea'<br>Good status                          |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source   |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate   |   | No development<br>west of the road.<br>Any development to<br>east of road must<br>connect to public<br>sewer  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source   |
| 1c | x<br>Not Applicable  | No water supply noted within 250m of site   |   | x<br>Not Applicable   |
|    |  | CLIMATE CHAN  | NGE   |   |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 2a | +<br>Mixed use proposal (e.g.<br>housing, employment<br>and community uses)<br>close to existing centres<br>of population and/or<br>similar uses, reducing<br>car use and enabling<br>use of active travel<br>choices and use of<br>public transport |   |   | +<br>Mixed use proposal (e.g.<br>housing, employment and<br>community uses) close to<br>existing centres of<br>population and/or similar<br>uses, reducing car use<br>and enabling use of active<br>travel choices and use of<br>public transport |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk   | ~50% of site at risk from<br>flooding (fluvial & coastal).<br>SEPA & Flood Risk Team<br>note risks of site. | Flood Risk<br>assessment<br>required before any<br>development can<br>take place. Only<br>interpretive/<br>recerational<br>development west<br>of road due to | -<br>Some of the site (<50%)is<br>within an area of known<br>flooding or within an<br>indicative area of medium<br>to high flood risk   |

|    |   |  | coastal and fluvial flood risk.  |   |
|----|---|--|--|---|
| 4a | -<br>Site is in an area of<br>minor coastal erosion<br>and/ or Will have a<br>minor negative impact<br>on coastal erosion                         | Site at risk of coastal<br>inundation, so at risk from<br>coastal processes. |  | -<br>Site is in an area of minor<br>coastal erosion and/ or<br>Will have a minor<br>negative impact on<br>coastal erosion                         |
|    |   | BIODIVERSITY, FLORA  | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Moray Firth SAC at coast (approx. 200m from site).                           | connection to public<br>sewer to safeguard<br>Moray Firth SAC  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Helmsdale Coast SSSI<br>(Geological) nearby<br>(approx. 400m from site).     |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  | Any redevelopment<br>of exisiting garage<br>to include bat<br>surveys. Any river<br>works to include<br>survey for otters.                                   | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Helmsdale Coast SSSI<br>(Geological) nearby<br>(approx. 400m from site).     | New Timescape<br>site has geological<br>interpretation<br>adjacent to site.<br>Potential to extend<br>this interpretation<br>and link to old<br>harbour use. | ++<br>Proposal will improve<br>connectivity between<br>local, national<br>conservation or<br>geodiversity sites                                   |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the  | May be some to important species, e.g. otters.                               | Any river works to<br>include survey for<br>otters. Maintain<br>river margins as a   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including   |

|    | integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated     |  | corridor for wildlife.                                   | Geodiversity) sites due to<br>nature or scale of<br>proposal   |
|----|---|--|--|--|
|    |   | SITE DELIVERABILITY/ SU                                  | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | WSW facing site at foot of hill on flat site.            |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   | Part of site in Harbour i.e.<br>under water.             | Part of site in<br>Harbour i.e. under<br>water.          | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Existing path and road network suitable for access.      |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b | 0<br>appropriate school<br>capacity   |  |  | 0<br>appropriate school<br>capacity  |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead cables along<br>section of NE site<br>boundary. |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  | all development<br>should connect to<br>the public sewer | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|    | ·   | HUMAN HEALTH AND R                                       | ECREATION  |  |

|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |
|-----|--|--|---|--|
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space  | Southern end of site next<br>to road bridge has small<br>area of open space for<br>amenity use (bench &<br>planter). | Scope to improve &<br>enhance amenity<br>value of existing<br>open space, links to<br>footpath under road<br>bridge to S.   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | 0<br>There will be no net<br>increase in open space  |  |   | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |  | Scope to improve &<br>enhance amenity<br>value of existing<br>open space, links to<br>footpath under road<br>bridge to S.Scope<br>to improve &<br>enhance amenity<br>value of existing<br>open space, links to<br>footpath under road<br>bridge to S. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |  |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network | Improves connectivity<br>between the harbours and<br>the river side  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
|     |  | WASTE AND NATURAL  | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                              | Site includes a Garage<br>(SU-GAR-1071) and<br>Dockland (SU-DCK-1003)  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11b | #N/A   | Humus-iron podzols of<br>Boyndie Series. Site<br>includes a Garage (SU-<br>GAR-1071) and Dockland<br>(SU-DCK-1003)   | Depending on use<br>Site Investigation<br>may be required.  | #N/A   |
| 11c | X<br>No Greenfield Land  |  |   | X<br>No Greenfield Land  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                              | Reuse of garage and<br>scope to afford protection/<br>interpretation to/of old<br>harbour                            |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |

|     | •  |   |            |  |
|-----|--|---|------------|--|
| 12a | X<br>not applicable to type or<br>location of development  |   |            | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development  |   |            | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |   |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby       |            | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |   |            | X<br>Not applicable to type or<br>location of development  |
|     |  | LANDSCAP                                    | E          |  |
|     | Pre-Mitigation score   | Comments                                    | Mitigation | Post Mitigation Score  |
| 14a | X<br>N/A   |   |            | X<br>N/A   |
| 14b | X<br>N/A   |   |            | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | Within existing SDA;<br>existing allocation |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | 0<br>proposal would not be<br>visually intrusive   |   |            | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI                               | TAGE       |  |
|     | Pre-Mitigation score   | Comments                                    | Mitigation | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without   |   |            | O<br>Development can be<br>brought forward without<br>altering important aspects                                       |

|     | maintain the setting of<br>cultural heritage<br>features  |   |   | heritage features  |
|-----|---|---|---|--|
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Helmsdale Old Harbour<br>HER- noted as in poor<br>condition due to<br>construction of road<br>bridge<br>(http://her.highland.gov.uk<br>/SingleResult.aspx?uid=M<br>HG10151) | Mitigation may be<br>required to afford<br>protection to<br>Helmsdale Old<br>Harbour HER.<br>Further<br>development of site<br>to improve<br>interpretation of<br>HER interest could<br>improve historic<br>environment.  | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | A Listed Helmsdale<br>Bridge to NW of site.   | Mitigation may be<br>required to afford<br>protection to A<br>Listed Helmsdale<br>Bridge. The new<br>Timescape facility<br>is adjacent to<br>bridge and has<br>sensitively<br>developed right<br>next to Helmsdale<br>Bridge. Risks<br>posed by<br>development<br>therefore unlikely. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16d | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   |   | Mitigation may be<br>required to afford<br>protection to A<br>Listed Helmsdale<br>Bridge and<br>Helmsdale Old<br>Harbour HER.<br>Further<br>development of site<br>to improve<br>interpretation of<br>HER interest could<br>improve historic<br>environment.                          | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16f | O<br>Development can be<br>brought forward without  |   |   | O<br>Development can be<br>brought forward without   |

|     | altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |  | altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|--|--|
| 16g | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features               |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16h | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable<br>better access to the<br>historic environment and<br>or minor enhancement<br>of the setting of a<br>historic buildin | Mitigation may be<br>required to afford<br>protection to A<br>Listed Helmsdale<br>Bridge and<br>Helmsdale Old<br>Harbour HER.<br>Further<br>development of site<br>to improve<br>interpretation of<br>HER interest could<br>improve historic<br>environment. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |

| Site Name: HD05: Simpson Crescent                         | e state and scent state                                   |
|---|---|
| Settlement: Helmsdale                                     | SIMPSON CRESCENT  |
| Site size (ha): 0.7                                       | HD05  |
| Preferred for Preferred uses: Ho development: Alternative | Using © Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |   |  |                     |  |  |
|----|--|---|--|---------------------|--|--|
|    | Pre-Mitigation score         Comments         Mitigation         Post Mitigation Score |   |  |                     |  |  |
| 1a | x<br>Not Applicable  |   |  | x<br>Not Applicable |  |  |
| 1b | x<br>Not Applicable  | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site. |  | x<br>Not Applicable |  |  |
| 1c | x  | No water supply noted   |  | x                   |  |  |

|    | Not Applicable  | within 250m of site   |   | Not Applicable  |  |
|----|---|---|---|---|--|
|    | CLIMATE CHANGE  |   |   |   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   | Proposal for 12 houses  |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |  |
| 3a | x<br>Not Applicable   |   |   | x<br>Not Applicable   |  |
| 4a | x<br>Not Applicable   | Site within 70m of MHWS<br>but elevated from<br>coastline, other<br>development and road<br>infrastructure closer to<br>seaward S side of site. |   | x<br>Not Applicable   |  |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA   |   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Moray Firth SAC 130m to south   | Connection to<br>public sewer to to<br>safeguard Moray<br>Firth SAC                             | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Helmsdale Coast SSSI<br>(Geological interests)  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5d | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply  |  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Otter may be present at coast   | Close proximity to<br>shore line, minor<br>road at shore line,<br>but otter survey<br>required. | 0<br>Unlikely to be any impact<br>on protected species  |  |

| 5f<br>5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal<br>0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or                     | Helmsdale Coast SSSI<br>(Geological interests)   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal<br>0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of         |
|----------|---|--|--|--|
|          | scale of proposal   |  |  | proposal   |
|          |   | SITE DELIVERABILITY/ SU  |  |  |
|          | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a       | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope   | Flat site with open S<br>aspect. Partially exposed<br>with some shelter to N<br>from existing housing  | Sensitive planting,<br>landscaping and<br>siting of housing<br>could improve<br>shelter.   | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope  |
| 7a       | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain   | Access to site through residential area or single track road to town centre.   | Further<br>consideration for<br>access required, ad<br>indicated by THC<br>Roads response. | -<br>Proposal will put existing<br>road network under strain   |
| 7b       | +<br>Opportunity to improve<br>local access issues  | Scope to improve<br>footpaths for pedestrian<br>access at S boundary of<br>site. Highland Path<br>Records surround the<br>site. Informal access<br>across site for walking | Safeguard and<br>enhance<br>connectivity of<br>informal access<br>onsite                   | +<br>Opportunity to improve<br>local access issues   |
| 8a       | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Within 130m of GP/<br>Dentist. Within 500m of<br>town centre facilities and<br>260m of bus routes.   |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b       | 0<br>appropriate school<br>capacity   |  |  | 0<br>appropriate school<br>capacity  |

| 9a  | 0<br>Potential minor  | Connections in close proximity to site, and  |   | 0<br>Potential minor constraint  |
|-----|---|--|---|--|
|     | constraint that can be mitigated  | existing development   |   | that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site           | Services onsite  | Connection to<br>public sewer<br>required   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R   | ECREATION   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 10a | -<br>Proposal would have a<br>minor negative impact<br>on the quality of existing<br>open space or access<br>networks | Developing site would<br>lose some informal<br>openspace adjacent to<br>Highland Path Record<br>footpaths. | Scope to improve<br>and enhance paths<br>and open space<br>provision onsite.  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network    |
| 10b | 0<br>There will be no net<br>increase in open space   |  | Scope to improve<br>and enhance paths<br>and useable open<br>space provision<br>onsite.   | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  | Scope to improve<br>and enhance paths<br>and useable open<br>space provision<br>onsite.Scope to<br>improve and<br>enhance paths and<br>useable open<br>space provision<br>onsite. | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Highland Path Records<br>bound the site on all four<br>sides.  | Scope to improve access through site.   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network    |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network              | Scope to improve and<br>enhance paths and<br>useable open space<br>provision onsite.                       | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network    |
|     |   | WASTE AND NATURAL  | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite   | No potential sources<br>identified onsite however<br>offsite, site lies within                             |   | X<br>N/A no brownfield land<br>onsite  |

|     |  | 250m of Helmsdale<br>Refuse Tip (SU-WDS-<br>1002). As site lies above<br>elevation, it is unlikely that<br>this site would be at risk<br>from any offsite gas<br>migration (as per<br>12/02355/FUL).   |  |  |
|-----|--|--|--|--|
| 11b | X<br>No contamination<br>present   | No potential sources<br>identified onsite however<br>offsite, site lies within<br>250m of Helmsdale<br>Refuse Tip (SU-WDS-<br>1002). As site lies above<br>elevation, it is unlikely that<br>this site would be at risk<br>from any offsite gas<br>migration (as per<br>12/02355/FUL). |  | X<br>No contamination present  |
| 11c | -<br>Small scale use of<br>greenfield land   | 0.7Ha site of greenfield development   | Sensitive siting,<br>planting and<br>landscaping to<br>mitigate impact of<br>loss of greenfield<br>land. | -<br>Small scale use of<br>greenfield land   |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land | No existing structures/<br>contamination present   |  | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land |
| 12a | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             | Site currently unused<br>rough grass, unlikely to be<br>used for grazing<br>evidenced by lack of stock<br>fencing and poor state of<br>existing stock fencing.   |  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             | Site currently unused<br>rough grass, unlikely to be<br>used for grazing<br>evidenced by lack of stock<br>fencing and poor state of<br>existing stock fencing.   |  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    | 12 house development   |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |
| 13b | -<br>Will increase use of<br>primary resources   |  |  | -<br>Will increase use of<br>primary resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development                                 | No waste management facilities nearby  |  | X<br>Not applicable to type or<br>location of development                                    |

| 13d | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development  |
|-----|--|--|--|--|
|     |  | LANDSCAPI  | Ξ  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 14a | X<br>N/A   |  |  | X<br>N/A   |
| 14b | X<br>N/A   |  |  | X<br>N/A   |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Site is within existing SDA<br>and connects well with<br>surrounding residential<br>area. SNH landscape<br>study identify this site as<br>unsuitable due to value of<br>scenic resource. | Any development<br>would require<br>careful<br>consideration of the<br>important amenity<br>views from<br>Simpson Crescent<br>through careful<br>siting, design and<br>landscaping to<br>minimise visual<br>impacts. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | x<br>would have no impact<br>on landscape  |  |  | x<br>would have no impact on<br>landscape  |
|     |  | CULTURAL HERI  | TAGE   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   | None present or nearby   |  | X<br>Not applicable to type or<br>location of development  |
| 16b | X<br>Not applicable to type<br>or location of<br>development   | None present or nearby   |  | X<br>Not applicable to type or<br>location of development  |
| 16c | X<br>Not applicable to type<br>or location of<br>development   | None present or nearby   |  | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development   | None present or nearby   |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development   | None present or nearby   |  | X<br>Not applicable to type or<br>location of development  |

| 16f | X<br>Not applicable to type<br>or location of<br>development | None present or nearby | X<br>Not applicable to type or<br>location of development |
|-----|--|------------------------|---|
| 16g | X<br>Not applicable to type<br>or location of<br>development | None present or nearby | X<br>Not applicable to type or<br>location of development |
| 16h | X<br>Not applicable to type<br>or location of<br>development | None present or nearby | X<br>Not applicable to type or<br>location of development |

| Site Name: HD06: I<br>Harbour                  | lelmsdale              | HD04   |
|--|------------------------|--|
| Settlement: Helms                              | dale                   | Part & search<br>Part & |
| Site size (ha): 0.8                            |                        | History Had and Sand   |
| Preferred for<br>development:<br>Non-preferred | Preferred uses:<br>N/A | August au   |

|    | WATER/DRAINAGE CONSTRAINTS  |   |  |  |  |
|----|---|---|--|--|--|
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | Site located at mouth of<br>River Helmsdale: RBMP<br>named water body 'River<br>Helmsdale Kinbrance<br>Burn to sea' Good Status   | Further<br>consideration of<br>impacts to River<br>Helmsdale may be<br>required,<br>depending on<br>proposed site use. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | Site located at mouth of River Helmsdale.   | Further<br>consideration of<br>impacts to River<br>Helmsdale may be<br>required,<br>depending on<br>proposed site use. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
| 1c | x<br>Not Applicable   | No water supply noted within 250m of site   |  | x<br>Not Applicable  |  |
|    |   | CLIMATE CHAN  | NGE  |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |   |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |
| 3a | <br>Most of the site (>50%)<br>is within an area known<br>to flood or within an<br>indicative area of<br>medium to high flood<br>risk   | SEPA suggest removing<br>proposal: "Entire site at<br>risk of coastal flooding.<br>Parts of the site at risk of<br>fluvial flooding from River<br>Helmsdale. We would<br>object unless prior to<br>adoption an FRA<br>demonstrates that the site<br>is capable of being | FRA required<br>before development<br>can occur. Uses<br>limited to harbour/<br>marine activities.                     | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |

|    |   | developed"                                     |   |   |
|----|---|--|---|---|
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues                           |  | Design &<br>construction of any<br>relevant<br>development would<br>have to factor in<br>coastal erosion risk,<br>including to existing<br>infrastructure<br>through DM<br>process.   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                           |
|    | ·   | BIODIVERSITY, FLORA                            | AND FAUNA   |   |
|    | Pre-Mitigation score  | Comments                                       | Mitigation  | Post Mitigation Score   |
| 5a | #N/A  |  |   | #N/A  |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Moray Firth SAC meets E<br>boundary of site.   | Any proposed<br>development would<br>have to consider<br>potential impacts to<br>SAC interests. Prior<br>any development<br>proposal being<br>considered, further<br>consultation with<br>SNH on relevant<br>survey and<br>mitigation is<br>required. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Helmsdale Coast SSSI for geology to E of site. |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Potential for impacts to<br>Otter              | Otter survey may<br>be required, and<br>mitigation<br>implemented.  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Helmsdale Coast SSSI for geology to E of site. |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | -<br>development of site<br>would have a minor  |  | Existing harbour<br>function so further<br>use for similar  | 0<br>Unlikely to be any impact<br>on national or local  |

|     | negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated |   | function unlikely to<br>impact habitat<br>connectivity.<br>Consideration<br>should be given to<br>impacts upstream<br>e.g. for Otter | conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   |
|-----|---|---|--|---|
|     |   | SITE DELIVERABILITY/ SU   | JSTAINABILITY  |   |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 6a  | X<br>N/A No development<br>proposed   | Question not relevant to type of development  |  | X<br>N/A No development<br>proposed   |
| 7a  | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain   | Depending on type of<br>proposal, existing road<br>infrastructure may be<br>strained. |  | -<br>Proposal will put existing<br>road network under strain  |
| 7b  | -<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access<br>that can be mitigated                           |   | Further<br>consideration for<br>road access<br>requirements<br>required.   | -<br>Limited opportunity/ large<br>amount of work to<br>connect with existing road<br>network and/or -<br>Constraint to access that<br>can be mitigated |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |   |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |
| 8b  | X<br>N/A  |   |  | X<br>N/A  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Underground power<br>cables currently serving<br>site and surrounding area.           |  | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | X<br>the site use proposed<br>does not require a<br>connection  |   |  | X<br>the site use proposed<br>does not require a<br>connection  |
|     |   | HUMAN HEALTH AND R  | ECREATION  |   |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 10a | X<br>Not applicable   | Proposal is for future use<br>of existing harbour<br>facilities.                      | Any development to<br>support harbour<br>would have to be<br>considered as part  | X<br>Not applicable   |

|     |   |  | DM process.   |   |  |
|-----|---|--|---|---|--|
| 10b | X<br>Not applicable   | Proposal is for future use<br>of existing harbour<br>facilities.   | Any development to<br>support harbour<br>would have to be<br>considered as part<br>DM process.  | X<br>Not applicable   |  |
| 10c | X<br>Not applicable   | Proposal is for future use<br>of existing harbour<br>facilities.   | Any development to<br>support harbour<br>would have to be<br>considered as part<br>DM process.Any<br>development to<br>support harbour<br>would have to be<br>considered as part<br>DM process. | X<br>Not applicable   |  |
| 10d | X<br>Not applicable   |  |   | X<br>Not applicable   |  |
| 10e | X<br>Not applicable   |  | X<br>Not applicable   | X<br>Not applicable   |  |
|     | WASTE AND NATURAL RESOURCES   |  |   |   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         | Site includes Dockyard<br>Area SU-DCK-1003 - site<br>appears to be constructed<br>from reclaimed land.<br>Furthermore, a former<br>Refuse Tip lies offsite<br>within 250m, 40m ESE.<br>From reviewing the<br>historical maps, the refuse<br>tip appears to be less<br>than 30 years old. |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings |  |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Site includes Dockyard<br>Area SU-DCK-1003 - site<br>appears to be constructed<br>from reclaimed land.<br>Furthermore, a former<br>Refuse Tip lies offsite<br>within 250m, 40m ESE.<br>From reviewing the<br>historical maps, the refuse<br>tip appears to be less<br>than 30 years old. | Redevelopment of<br>site would require<br>a Site Investigation<br>to identify potential<br>risk of<br>contaminated land<br>at reclaimed land<br>part of this site.                              | ??<br>Unknown   |  |
| 11c | X<br>No Greenfield Land   |  |   | X<br>No Greenfield Land   |  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         |  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings |  |

|     | Pre-Mitigation score  | CULTURAL HERI   | Mitigation      | Post Mitigation Score   |
|-----|---|---|-----------------|---|
|     | on landscape  | the SDA.  |                 |   |
| 15b | x<br>would have no impact   | Proposal is utilising<br>existing harbour, within   |                 | x<br>would have no impact on<br>landscape   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Proposal is utilising<br>existing harbour, within<br>the SDA. Site is<br>accessible, but road<br>vehicle access issues<br>may emerge depending<br>on nature of development. |                 | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |
| 14b | X<br>N/A  |   |                 | X<br>N/A  |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes |   |                 | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes |
|     | Pre-Mitigation score  | LANDSCAPI<br>Comments   | E<br>Mitigation | Post Mitigation Score   |
|     | development   |   |                 |   |
| 13d | X<br>Not applicable to type<br>or location of   |   |                 | X<br>Not applicable to type or<br>location of development   |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby   |                 | X<br>Not applicable to type or<br>location of development   |
| 13b | X<br>Not applicable to type<br>or location of<br>development  | Proposal for use of existing harbour infrastructure.  |                 | X<br>Not applicable to type or<br>location of development   |
| 13a | X<br>Not applicable to type<br>or location of<br>development  |   |                 | X<br>Not applicable to type or<br>location of development   |
| 12b | X<br>not applicable to type or<br>location of development   |   |                 | X<br>not applicable to type or<br>location of development   |
| 12a | X<br>not applicable to type or<br>location of development   |   |                 | X<br>not applicable to type or<br>location of development   |

|     | altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|---|---|--|
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting                                     | Several interests at<br>Harbour listed. Includes<br>two shipwrecks offshore.  | Consideration<br>should be afforded<br>to interests noted<br>by RCAHMS  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting                                     | Several B & C(S) listed<br>buildings adjacent to site.<br>Three B-listed buffer<br>intersect N boundary of<br>site. | Consideration<br>should be given to<br>any potential<br>impacts of<br>development to the<br>listed buildings<br>nearby. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16h | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |

## Lairg

| Site Name: LA01 Former I             | Hotel/outbuildings  | LAOS                                   |
|--------------------------------------|---|--|
| Settlement: Lairg                    |   |  |
| Site size (ha): 1.2                  |   | Elison Pia Craustine<br>LA01 Trutt car |
| Preferred for development: Preferred | Preferred uses: Mixed use<br>(retail, tourism,<br>community, housing) | LA08 LA07<br>LA08                      |

|    | WATER/DRAINAGE CONSTRAINTS   |  |  |   |  |
|----|--|--|--|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | Nearby River Shin was<br>classed as having good<br>ecological potential in<br>2008.River Shin has<br>pressure from abstraction<br>and is used by fresh water<br>fish. No watercourse on<br>site                      |  | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable  | No watercourse on site   |  | x<br>Not Applicable   |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | No known water supplies within 250m of site  |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source   |  |
|    |  |  | IGE  |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 2a | +<br>Mixed use proposal (e.g.<br>housing, employment<br>and community uses)<br>close to existing centres<br>of population and/or<br>similar uses, reducing<br>car use and enabling<br>use of active travel<br>choices and use of<br>public transport |  |  | +<br>Mixed use proposal (e.g.<br>housing, employment and<br>community uses) close to<br>existing centres of<br>population and/or similar<br>uses, reducing car use<br>and enabling use of active<br>travel choices and use of<br>public transport |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues   | The site is adjacent to<br>Little Loch Shin, there has<br>been no record of flooding<br>at the site. The A836<br>which runs adjacent to the<br>Loch and the site is partly<br>within the extent of the<br>flood map. | A flood risk<br>assessment should<br>be submitted with<br>any planning<br>application to show<br>topographic levels. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues   |  |

| 4a | x<br>Not Applicable   | Not at coast  |   | x<br>Not Applicable   |  |  |  |
|----|---|---|---|---|--|--|--|
|    | BIODIVERSITY, FLORA AND FAUNA   |   |   |   |  |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |  |  |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site is currently grassland   | Introduce more<br>variety of<br>vegetation to site  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Connectivity to River<br>Oykel SAC  | Development<br>should connect to<br>public sewer  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
| 5c | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply  |  |  |  |
| 5d | -<br>Tree removal<br>/afforestation required of<br>non protected woodland.<br>localised and<br>medium/short term                                  | TPOs on site.   | Ensure any<br>development does<br>not affect TPOs.<br>Retain as many<br>trees as possible | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Mature trees on site which may contain bats                                   | Bat/species survey<br>required if any loss<br>of mature trees                             | 0<br>Unlikely to be any impact<br>on protected species  |  |  |  |
| 5f | X<br>N/A no designations<br>apply   | No GCR or RIGS on site  |   | X<br>N/A no designations apply  |  |  |  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   | Introduce more<br>variety of<br>vegetation to site,<br>retain mature trees                | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
|    |   | SITE DELIVERABILITY/ SU   | STAINABILITY  |   |  |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |  |  |  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.                                      | Partially exposed,<br>elevated site, south and<br>east facing for solar gain. | Provide shelter<br>belts and retain<br>trees on site                                      | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to                       |  |  |  |

|     | Opportunity to provide shelter belts etc  |   |  | provide shelter belts etc  |
|-----|---|---|--|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |   |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Site right in the centre of Lairg.  |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | +<br>development could help<br>sustain existing services  | If housing is brought<br>forward as part of any<br>mixed use development,<br>there is capacity at Lairg<br>Primary School and<br>Golspie High School. |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No overhead lines passing through site.   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   | All development<br>should connect to<br>public sewer | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |

| 10b | +<br>Small scale increase in<br>open space  |   | Any development<br>should include<br>open space.  | +<br>Small scale increase in open space  |
|-----|---|---|---|--|
| 10c | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network and or<br>Improved access to<br>open space |   | A masterplan<br>should be prepared<br>for this site taking<br>account of adjacent<br>allocated land.A<br>masterplan should<br>be prepared for this<br>site taking account<br>of adjacent<br>allocated land. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  | Adjacent to national cycle<br>network route; footpath<br>links around site; and<br>paths within site. | Any development<br>should ensure<br>paths are<br>maintained.  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
|     |   | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings   | Former Sutherland Arms<br>Hotel has been<br>demolished.   |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11b | X<br>No contamination<br>present  |   |   | X<br>No contamination present  |
| 11c | X<br>No Greenfield Land   | Previously developed site   |   | X<br>No Greenfield Land  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings                          | Former Sutherland Arms<br>Hotel has already been<br>demolished.                                       |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings                             |
| 12a | X<br>not applicable to type or<br>location of development   | Previously developed land   |   | X<br>not applicable to type or<br>location of development  |
| 12b | x   | Previously developed land   |   | х  |

|     | location of development  |  |  | location of development  |
|-----|--|--|--|--|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  | Provide local recycling facilities                 | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | Not near a waste management facility   |  | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   | Not allocated for business or industrial use   |  | X<br>Not applicable to type or<br>location of development  |
|     |  | LANDSCAPE  | E  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 14a | X<br>N/A   |  |  | X<br>N/A   |
| 14b | X<br>N/A   |  |  | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | Within SDA and existing allocation.  | Sensitive siting and design                        | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Site used to former hotel<br>building so history of<br>development on site.<br>Prominent entrance site to<br>Lairg | Sensitive siting and design                        | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI  | TAGE   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider     | With Historic Envirnment<br>Record for Lairg<br>Township. Several other<br>Historic Environemnt<br>Records on site | Any archaeological<br>remains must be<br>recorded. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain |

|     | setting   |  | the setting of cultural heritage features  |
|-----|---|--|--|
| 16c | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: LA02 S<br>Place                 | outh-west of Ord            | PW BLAOS            |
|--|-----------------------------|---------------------|
| Settlement: Lairg                          |                             | LA12                |
| Site size (ha): 4.2                        |                             | ANNULO CANALON LAO2 |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Business | et Cairns           |

|    | WATER/DRAINAGE CONSTRAINTS  |   |            |  |
|----|---|---|------------|--|
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |
| 1a | x<br>Not Applicable   | Existing use on site.<br>Nearby River Shin was<br>classed as having good<br>ecological potential in<br>2008.River Shin has<br>pressure from abstraction<br>and is used by fresh water<br>fish. No watercourse on<br>site. |            | x<br>Not Applicable  |
| 1b | x<br>Not Applicable   | No watercourse on site  |            | x<br>Not Applicable  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | No known water supplies within 250m of site   |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |
|    |   |   | NGE        |  |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel | Existing business use on site. Within SDA of Lairg.   |            | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding.  |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a | x   | Not at coast  |            | x  |

|    | Not Applicable  |                                       |  | Not Applicable  |
|----|---|---------------------------------------|--|---|
|    |   | <b>BIODIVERSITY, FLORA</b>            | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments                              | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Existing business use on site.        |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Connectivity with River<br>Oykel SAC  | Any development to<br>be connected to<br>public sewer              | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |                                       |  | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Some<br>heathland/woodland on<br>site | Retain and where<br>possible enhance<br>any woodland on<br>site    | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |                                       | Any felling of<br>mature trees will<br>require a species<br>survey | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   | No GCR or RIGS sites                  |  | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Existing use on site.                 |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU               | ISTAINABILITY  |   |
|    | Pre-Mitigation score  | Comments                              | Mitigation   | Post Mitigation Score   |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope                                       |                                       | Retain existing tree belt around site.                             | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |

| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network | Existing business use.   |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network                                |
|-----|---|--|---|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                        |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  | Within SDA.  |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections     |
| 8b  | X<br>N/A  | Business use.  |   | X<br>N/A   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead line passes across site.  | Ensure any<br>development is set<br>back from over<br>head lines. | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   | Savalbeg WTW has<br>limited capacity; Lairg<br>WWTP nearby.  | All development<br>should connect to<br>the public sewer          | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R   | ECREATION   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Existing business use on site.   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |  |   | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Within SDA.  |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Adjacent to a core path,<br>national cycle network<br>route and has footpath<br>links, but will not impact<br>on them. |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |

| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|-----|--|--|---|--|
|     |  | WASTE AND NATURAL  | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site                        | Site includes Highland<br>Council's Lairg Fuel Point<br>Garage/ Depot                                  | Site investigation<br>may be requested<br>here                          | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite                                 |
| 11c | X<br>No Greenfield Land  |  |   | X<br>No Greenfield Land  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings |  |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | X<br>not applicable to type or<br>location of development  | Surrounding area is<br>blanket peat, however the<br>site is already in use.                            |   | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development  | Site is already in use   |   | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Used a Council depot so<br>probaly unsafe to use it<br>for community recyling<br>facilities            |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                      |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | Not near a waste<br>management site  |   | X<br>Not applicable to type or<br>location of development  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |

|     |  | LANDSCAP  | E  |   |
|-----|--|---|--|---|
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 14a | X<br>N/A   |   |  | X<br>N/A  |
| 14b | X<br>N/A   |   |  | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA and existing allocation                      |  | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Site already in use and is partially screened by trees. |  | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HER  | ITAGE  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 16a | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  | Adjacent to The Ord<br>Chambered Cairns.                | Any development<br>should have regard<br>to the Scheduled<br>Monument. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  | Historic Environment<br>Record on site.                 | Possible<br>archaeological<br>remains to be<br>protected.              | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16c | X<br>Not applicable to type<br>or location of<br>development   |   |  | X<br>Not applicable to type or<br>location of development   |
| 16d | X<br>Not applicable to type<br>or location of<br>development   |   |  | X<br>Not applicable to type or<br>location of development   |
| 16e | X<br>Not applicable to type<br>or location of  |   |  | X<br>Not applicable to type or<br>location of development   |

|     | development   |  |  |
|-----|---|--|--|
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: LA03 North-we             | est of Ferrycroft                         | Terry Wood  |  |  |
|--------------------------------------|---|---|--|--|
| Settlement: Lairg                    |   | Ferry Wood  |  |  |
| Site size (ha): 4.0                  |   | LA03 Ellean na Jetty LA01                         |  |  |
| Preferred for development: Preferred | Preferred uses:<br>Community (recreation) | Playing<br>Field<br>All rights reserved 100023369 |  |  |

|    | WATER/DRAINAGE CONSTRAINTS   |   |  |   |  |
|----|--|---|--|---|--|
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | Nearby River Shin was<br>classed as highly modified<br>but having good<br>ecological potential in<br>2008. River Shin has<br>pressure from abstraction<br>and is used by fresh water<br>fish. River Shin is RBMP<br>waterbody | All development<br>should connect to<br>public sewer   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate |   | Provide buffer<br>between site and<br>Little Loch Shin | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x  | No known water supplies   |  | x   |  |

|    | Not Applicable  | within 250m of site   |  | Not Applicable   |  |  |
|----|---|---|--|--|--|--|
|    | CLIMATE CHANGE  |   |  |  |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |   |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | Site at risk from fluvial<br>flooding, however<br>allocated for community<br>use (open space related<br>to Ferrycroft<br>Centre/tourism). | Flood risk<br>assessment<br>required and no<br>development<br>should take place in<br>areas shown to be<br>at risk of flooding | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |  |
| 4a | x<br>Not Applicable   | Not at coast  |  | x<br>Not Applicable  |  |  |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA  |  |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |  |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Site adjacent to Ferry<br>Wood, although any<br>development is likely to<br>be minor in nature  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |  |  |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Connectivity with River<br>Oykel SAC  | Any development to<br>connect to public<br>sewer   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |  |  |
| 5c | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply   |  |  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Proposed community use.   | Any development<br>should have regard<br>to adjacent<br>Ferrywood ancient<br>woodland.   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |  |  |
| 5e | 0<br>Unlikely to be any   | At shoreline of Little Loch<br>Shin so otter may be   | Otter survey   | 0<br>Unlikely to be any impact   |  |  |

|    | impact on protected species   | present                      |   | on protected species   |
|----|---|------------------------------|---|--|
| 5f | X<br>N/A no designations<br>apply   | No GCR or RICS sites         |   | X<br>N/A no designations apply   |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |                              | Maintain existing<br>vegetation and<br>wildlife corridors<br>around site.<br>Potential to link with<br>adjacent woodland. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU      | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments                     | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |                              |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |                              |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |                              |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |                              |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b | X<br>N/A  |                              |   | X<br>N/A   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No electricity lines on site |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on   |                              | All development<br>should connect to<br>public sewer  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within   |

|     | site or within 200m of the site   |   |   | 200m of the site   |  |  |  |
|-----|---|---|---|--|--|--|--|
|     | HUMAN HEALTH AND RECREATION   |   |   |  |  |  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |  |  |  |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  | Enhanced use of existing open space.  |   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |  |  |  |
| 10b | +<br>Small scale increase in<br>open space  | Not currently used as<br>formal open space,<br>community use could<br>potnetially increase<br>usuable open space        |   | +<br>Small scale increase in<br>open space   |  |  |  |
| 10c | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network and or<br>Improved access to<br>open space | Enhanced use of existing open space.  | Provide links with<br>adjacent<br>woodlandProvide<br>links with adjacent<br>woodland                        | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |  |  |  |
| 10d | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  | Adjacent to core path and<br>paths go through site into<br>Ferrywood Forest.<br>Enhanced use of existing<br>open space. |   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |  |  |  |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |  |  |  |
|     |   | WASTE AND NATURAL   | RESOURCES   |  |  |  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |  |  |  |
| 11a | X<br>N/A no brownfield land<br>onsite   |   |   | X<br>N/A no brownfield land<br>onsite  |  |  |  |
| 11b | X<br>No contamination<br>present  |   |   | X<br>No contamination present  |  |  |  |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land   |   |   | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land   |  |  |  |

| 11d | X<br>No Greenfield Land  | No existing development on site  |   | X<br>No Greenfield Land  |
|-----|--|--|---|--|
| 12a | X<br>not applicable to type or<br>location of development  | Peat on site   |   | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development  | No information available,<br>however peat on site is<br>unlikely to be high quality<br>agricultural land |   | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | May be potential to<br>provide local recycling<br>facilities for locals and<br>visitors                  |   | +<br>Will facilitate sustainable<br>waste management at a<br>local scale   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | Not near waste management facility   |   | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   | Not allocated for business<br>or industrial use  |   | X<br>Not applicable to type or<br>location of development  |
|     |  | LANDSCAPI  | Ξ   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |
| 14a | X<br>N/A   |  |   | X<br>N/A   |
| 14b | X<br>N/A   |  |   | X<br>N/A   |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Within SDA and existing allocation   | Any development<br>should be of an<br>appropriate design<br>and carefully sited<br>in order to protect<br>the open character<br>and amenity of the<br>site, with particular<br>regard to views<br>from across the<br>loch | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   |  | Any development<br>should be of an<br>appropriate design<br>and carefully sited<br>in order to protect<br>the open character<br>and amenity of the<br>site, withparticular  | 0<br>proposal would not be<br>visually intrusive   |

|     |   |          | regard to views<br>from across the<br>loch   |  |  |  |
|-----|---|----------|--|--|--|--|
|     | CULTURAL HERITAGE   |          |  |  |  |  |
|     | Pre-Mitigation score  | Comments | Mitigation   | Post Mitigation Score  |  |  |
| 16a | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   |          | Any development<br>should have regard<br>to the Ord<br>Chambered Cairns<br>which is in close<br>proximity. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |  |
| 16b | X<br>Not applicable to type<br>or location of<br>development  |          |  | X<br>Not applicable to type or<br>location of development  |  |  |
| 16c | X<br>Not applicable to type<br>or location of<br>development  |          |  | X<br>Not applicable to type or<br>location of development  |  |  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |          |  | X<br>Not applicable to type or<br>location of development  |  |  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |          |  | X<br>Not applicable to type or<br>location of development  |  |  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |          |  | X<br>Not applicable to type or<br>location of development  |  |  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |          |  | X<br>Not applicable to type or<br>location of development  |  |  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |          |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |  |

| Site Name: LA04 I                          | Former Laundry   |  |
|--|--|--|
| Settlement: Lairg                          | 2  | An Luirg/Lairg   |
| Site size (ha): 1.9                        |  | Sch  |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Mixed use<br>(business,<br>housing) | PO<br>CLASH<br>CLASH<br>CLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLASH<br>CCLAS |

|    | WATER/DRAINAGE CONSTRAINTS   |  |  |   |  |
|----|--|--|--|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | Watercourse on boundary of site but not RBMP   |  | x<br>Not Applicable   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Watercourse on boundary<br>of site   | Retain and<br>integrate<br>watercourses as<br>natural features<br>within development   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | No known water supplies within 250m of site  |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
|    |  |  | NGE  |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |  |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues   | There may be potential<br>flooding along northern<br>edge of site. Record that<br>surface water flooding<br>caused by heavy rainfall<br>overwhelming drainage<br>system and of gardens in<br>area being flooded from<br>the small burn on<br>boundary. | Flood risk<br>assessment may<br>be required to be<br>submitted with a<br>planning<br>application. Provide<br>buffer between<br>watercourse and<br>any development. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |  |
| 4a | x<br>Not Applicable  | Not at coast   |  | x<br>Not Applicable   |  |

|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA   |   |
|----|---|---|---|---|
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   | Provide variety of<br>vegetation on site  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Connectivity with River<br>Oykel SAC  | Developments<br>should connect to<br>public sewer   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Non-inventory woodland<br>on part of the site   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Old buildings on site -<br>potential for bats to be<br>present. Trees may<br>contain other species and<br>watercourse along<br>boundary may have<br>otters. | Pre-determination<br>bat survey, general<br>species survey due<br>to trees and<br>potentially otter<br>survey due to<br>watercourse along<br>boundary | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   | No GCR or RIGS sites  |   | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   | Maintain corridors<br>into adjacent wider<br>countryside.<br>Provide buffer<br>between<br>watercourse and<br>any development.                         | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY   |   |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west  |   |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope   |

|     | facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |   |  | or flat site. Opportunity to provide shelter belts etc   |
|-----|---|---|--|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network |   |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network                                |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Existing access into site.  |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                        |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |   |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections     |
| 8b  | +<br>development could help<br>sustain existing services  | If housing on site. Lairg<br>Primary School and<br>Golspie High School both<br>have capacity. |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Electricity pylon to north and east of site   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   | All development<br>should connect to<br>public sewer | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |   |  | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |

| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   | Existing core path on southern end of site                              | Maintain core path<br>at southern end of<br>site                        | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|-----|--|---|---|--|
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|     |  | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site                        |   | Assessment of<br>potential<br>contamination<br>issues.                  | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite                                 |
| 11c | X<br>No Greenfield Land  | Previously developed land   |   | X<br>No Greenfield Land  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings | It is unlikely that existing<br>redundant buildings could<br>be re-used |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | X<br>not applicable to type or<br>location of development  | Brownfield site   |   | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development  | Brownfield site   |   | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   | Potential for local recycling faiclities to be on site                  | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                      |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | Not near a waste management facility                                    |   | X<br>Not applicable to type or<br>location of development  |

| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill   | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria                     |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |  |
|-----|---|--|---|--|--|--|
|     | LANDSCAPE   |  |   |  |  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |  |  |
| 14a | X<br>N/A  |  |   | X<br>N/A   |  |  |
| 14b | X<br>N/A  |  |   | X<br>N/A   |  |  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape        | Any development would<br>improve the current<br>situation of run down<br>buildings. Within SDA and<br>existing allocation. |   | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |  |  |
| 15b | 0<br>proposal would not be<br>visually intrusive  | Existing development on site. Most of site can not be seen from main road.   |   | 0<br>proposal would not be<br>visually intrusive   |  |  |
|     | 1   | CULTURAL HERI  | TAGE  | •  |  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |  |  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |  |  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting | North western end of site<br>within Lairg Township<br>which is listed in Historic<br>Environment Record                    | Any archaeological<br>remains must be<br>recorded | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |  |
| 16c | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |  |  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |  |  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |  |  |

| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: LA05 West of (               | Church Hill Road         |   |
|---|--------------------------|---|
| Settlement: Lairg                       |                          | LA11 Bin        |
| Site size (ha): 0.3                     |                          | LA05  |
| Preferred for<br>development: Preferred | Preferred uses: Business | © Crown copyright<br>All rights reserved, 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |            |   |  |
|----|---|--|------------|---|--|
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   | Nearby River Shin was<br>classed as having good<br>ecological potential in<br>2008.River Shin has<br>pressure from abstraction<br>and is used by fresh water<br>fish. No watercourse on<br>site. |            | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable   | No watercourse on site   |            | x<br>Not Applicable   |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | No known water supplies within 250m of site  |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
|    | CLIMATE CHANGE  |  |            |   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |

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| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   |  |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
|----|---|--|---|---|
| За | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | There has been no record<br>of flooding at the site and<br>it is not within the extent<br>of the flood map | Drainage Impact<br>Assessment<br>required with<br>planning<br>application | +<br>Provision of SUDS or<br>flood management plan<br>could address local<br>flooding issues  |
| 4a | x<br>Not Applicable   | Not at coast   |   | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Existing business site   | Maintain tree line<br>around site   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Connectivity with River<br>Oykel SAC   | Developments<br>should connect to<br>public sewer                         | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |
| 5d | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |   | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   | No GCR or RIGS sites   |   | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  | Maintain tree line<br>around site   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

|     |   | SITE DELIVERABILITY/ SU               | JSTAINABILITY  |   |
|-----|---|---------------------------------------|--|---|
|     | Pre-Mitigation score  | Comments                              | Mitigation   | Post Mitigation Score   |
| 6a  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope   | Fully enclosed site                   |  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope |
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network |                                       |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network                                   |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |                                       |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                           |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |                                       |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections        |
| 8b  | X<br>N/A  | Business use                          |  | X<br>N/A  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No overhead lines going through site. |  | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |                                       | All development<br>should connect to<br>public sewer | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site    |
|     |   | HUMAN HEALTH AND F                    | ECREATION  |   |
|     | Pre-Mitigation score  | Comments                              | Mitigation   | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Existing business use on site         |  | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | 0<br>There will be no net<br>increase in open space   | Existing business use on site         |  | 0<br>There will be no net<br>increase in open space   |

| 10c<br>10d<br>10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections<br>0<br>Utilises or is in close<br>proximity to existing<br>connections<br>0<br>Utilises or is in close | Accessible by footpath.                                 | 0<br>Utilises or is in   | 0<br>Utilises or is in close<br>proximity to existing<br>connections<br>0<br>Utilises or is in close<br>proximity to existing<br>connections<br>0<br>Utilises or is in close |
|-------------------|--|---|--|--|
|                   | proximity to existing<br>connections   |   | close proximity to<br>existing<br>connections  | proximity to existing<br>connections   |
|                   | -  | WASTE AND NATURAL                                       | RESOURCES  |  |
|                   | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 11a               | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  | Existing development on site.                           |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11b               | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site  |   | Two Commercial<br>Buildings onsite -<br>one appears to be<br>a garage - Site<br>history would likely<br>be requested here<br>regarding if site<br>poses any potential<br>contamination | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite   |
| 11c               | X<br>No Greenfield Land  | Development already on site                             |  | X<br>No Greenfield Land  |
| 11d               | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  | Existing buildings on sites<br>which could be re-used   |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 12a               | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   | Site already developed                                  |  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land  |
| 12b               | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   | Information not available<br>but site already developed |  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land  |
| 13a               | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Unlikely to be room on site for recycling facilities    |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b               | 0  |   |  | 0  |

|     | Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |  |  | Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
|-----|---|--|--|--|
| 13c | X<br>Not applicable to type<br>or location of<br>development  | Not near a waste management facility   |  | X<br>Not applicable to type or<br>location of development  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill   | Site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |   | LANDSCAPI  | Ē  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 14a | X<br>N/A  |  |  | X<br>N/A   |
| 14b | X<br>N/A  |  |  | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape        | Existing development on site. Within SDA and existing allocation.                                      |  | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  | Within built up area   | Maintain tree line                                   | 0<br>proposal would not be<br>visually intrusive   |
|     | •   | CULTURAL HERI  | TAGE   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting | Within Historic<br>Environment Record of<br>Lairg Township   | Any archaeological<br>remains should be<br>recorded. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type   |  |  | X<br>Not applicable to type or   |

|     | or location of development  |  | location of development  |
|-----|---|--|--|
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: LA06 Opposite                | Fire Station            | DAVIDSON TERR  |
|---|-------------------------|--|
| Settlement: Lairg                       |                         | Fire<br>Station  |
| Site size (ha): 0.6                     |                         | LA06   |
| Preferred for<br>development: Preferred | Preferred uses: Housing | Pond © Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |   |            |   |  |
|----|---|---|------------|---|--|
|    | Pre-Mitigation score  | Comments                                    | Mitigation | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   | No watercourse on site                      |            | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable   | No watercourse on site                      |            | x<br>Not Applicable   |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | No known water supplies within 250m of site |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
|    | CLIMATE CHANGE  |   |            |   |  |

|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
|----|---|--|---|---|
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   |  |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | Record of groundwater<br>flooding and<br>drainage/surface water<br>flooding close to site<br>however site is not<br>located within an<br>identified flood risk area<br>and there is no history of<br>flooding. |   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | x<br>Not Applicable   | Not at coast   |   | x<br>Not Applicable   |
|    | 1   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Mainly rough grassland   | Increase variety of<br>vegetation on site                   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Connectivity with River<br>Oykel SAC   | Development<br>should connect to<br>the public sewer        | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Adjacent to semi natural<br>woodland (Gunns<br>Plantation)   | Provide buffer zone<br>between trees and<br>any development | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |   | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations  | No GCR or RIGS sites   |   | X<br>N/A no designations apply  |

|    | apply   |  |  |  |
|----|---|--|--|--|
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  | Increase variety of<br>vegetation on site            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Partially sheltered by<br>trees to the east. Fairly<br>flat site. Open aspect to<br>west and south for solar<br>gain.                |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Existing access point onto<br>Mian Street already used<br>by housing to the south.<br>Opportunity to imprive<br>access arrangements. | Improve access<br>onto Main Street                   | +<br>Opportunity to improve<br>local access issues   |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  | Footpath from site into centre of Lairg  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b | +<br>development could help<br>sustain existing services  | Capacity in Lairg Primary<br>School and Golspie High<br>School   |  | +<br>development could help<br>sustain existing services   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No bad neighbours or electricty pylons on site.  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  | All development<br>should connect to<br>public sewer | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |

|     | HUMAN HEALTH AND RECREATION  |   |   |   |  |  |
|-----|--|---|---|---|--|--|
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space        |   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |  |
| 10b | +<br>Small scale increase in<br>open space                           |   | Capacity of 7<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance | +<br>Small scale increase in<br>open space  |  |  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |  |  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections | Near core paths in Gunn's<br>Plantation and to the<br>north of the site |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |  |  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |  |  |
|     | •  | WASTE AND NATURAL   | RESOURCES   |   |  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |  |
| 11a | X<br>N/A no brownfield land<br>onsite                                |   |   | X<br>N/A no brownfield land<br>onsite   |  |  |
| 11b | X<br>No contamination<br>present                                     |   |   | X<br>No contamination present   |  |  |
| 11c | -<br>Small scale use of<br>greenfield land                           |   |   | -<br>Small scale use of<br>greenfield land  |  |  |
| 11d | X<br>No Greenfield Land  | No existing structures on site  |   | X<br>No Greenfield Land   |  |  |
| 12a | X<br>not applicable to type or<br>location of development            |   |   | X<br>not applicable to type or<br>location of development   |  |  |

| 12b | ??<br>Unknown   | Information not available                               |   | ??<br>Unknown  |
|-----|---|---|---|--|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   | Unlikely to be suitable to provide recycling facilities |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | Not near waste<br>management facility                   |   | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development  | Not a business or industrial use                        |   | X<br>Not applicable to type or<br>location of development  |
|     |   | LANDSCAPE   | E   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 14a | X<br>N/A  |   |   | X<br>N/A   |
| 14b | X<br>N/A  |   |   | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape        | Within SDA and existing allocation                      |   | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  | Entrance site to Lairg                                  |   | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI   | TAGE  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting | Potential for<br>archaeological remains on<br>site      | Any archaeological<br>remains must be<br>recored. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain |

|     |   |  | the setting of cultural heritage features  |
|-----|---|--|--|
| 16c | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: LA07 & LAO8 S  | South-west of Main Street | LAOA HADA  |
|---|---------------------------|--|
| Settlement: Lairg   |                           | Park<br>House  |
| Site size (ha): 7.7   |                           | LA07 Park<br>Ground  |
| Preferred for<br>development: Part<br>preferred, part alternative | Preferred uses: Housing   | The The Country and Country an |

| WATER/DRAINAGE CONSTRAINTS |   |  |  |  |  |  |
|----------------------------|---|--|--|--|--|--|
|                            | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |  |
| 1a                         | x<br>Not Applicable   | Nearby River Shin was<br>classed as having good<br>ecological potential in<br>2008.River Shin has<br>pressure from abstraction<br>and is used by fresh water<br>fish. Watercourse on site<br>but not RBMP.   |  | x<br>Not Applicable  |  |  |
| 1b                         | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  | Watercourse on site  | Retain and<br>integrate<br>watercourse as a<br>natural feature<br>within the<br>development.                                     | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |  |
| 1c                         | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | No known water supplies within 250m of site  |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |  |
|                            |   | CLIMATE CHAN   | NGE  |  |  |  |
|                            | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |  |
| 2a                         | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car | Allocated for 70 units.  | Ensure pedestrian<br>linkages to Main<br>Street to encourage<br>active travel.   | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |  |
| За                         | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | Adjacent to fluvial flood<br>risk; site may be at risk<br>from flooding. The site is<br>adjacent to Little Loch<br>Shin, no record of flooding<br>at the site. The A836<br>which runs adjacent to the<br>Loch and the site is partly<br>within the extent of the<br>flood map. | Flood risk<br>assessment<br>required and no<br>development<br>should take place in<br>areas shown to be<br>at risk from flooding | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |  |
| 4a                         | x<br>Not Applicable   | Not at coast   |  | x<br>Not Applicable  |  |  |
|                            | BIODIVERSITY, FLORA AND FAUNA   |  |  |  |  |  |

|    | Pre-Mitigation score  | Comments                             | Mitigation  | Post Mitigation Score   |
|----|---|--------------------------------------|---|---|
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Mainly grassland                     | Provide more<br>variety of<br>vegetation on site  | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Connectivity with River<br>Oykel SAC | Development<br>should connect to<br>public sewer  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |                                      |   | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                                      |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |                                      |   | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                                      |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                                      | Provide<br>landscaping using a<br>variety of<br>vegetation, as part<br>of the overall<br>design layout and<br>encourage linkages<br>to mature trees on<br>former Sutherland<br>Arms to site create<br>habitat areas and<br>links. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |
|    |   | SITE DELIVERABILITY/ SU              | ISTAINABILITY   |   |
|    | Pre-Mitigation score  | Comments                             | Mitigation  | Post Mitigation Score   |
| 6a | 0   | Large site, with some                | Development   | 0   |

|     | Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc  | areas more sheltered than<br>others due to undulating<br>nature of land.   | should make use of<br>undulating landform<br>to provide shelter.                    | Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc  |
|-----|---|--|---|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Existing access onto site could be acceptable for a small number of units. | New access onto<br>A836 would be<br>required for any<br>large scale<br>development. | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  | Pedestrian access<br>onto Main Street.  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | +<br>development could help<br>sustain existing services  | Capacity at Lairg Primary<br>School and Golspie High<br>School.            |   | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines pass over eastern end of site.                              | Set back from<br>overhead lines.  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  | All development<br>should connect to<br>public sewer                                | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R   | ECREATION   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Green field but not used as formal open space.                             |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |

| 10b | +<br>Small scale increase in<br>open space  |   | Capacity of 70<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | +<br>Small scale increase in<br>open space   |  |
|-----|---|---|---|--|--|
| 10c | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network and or<br>Improved access to<br>open space | Adjacent to football pitch<br>and tennis courts.                    | Ensure improved<br>pedestrain<br>access/links to<br>footbal pitch and<br>tennis<br>courts.Ensure<br>improved<br>pedestrain<br>access/links to<br>footbal pitch and<br>tennis courts.        | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Paths within site; adjacent<br>to nataional cycle network<br>route. | Maintain paths<br>within site, ensure<br>pedestrian linkages<br>to Main Street  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |  |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |  |
|     |   | WASTE AND NATURAL   | RESOURCES   |  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |  |
| 11a | X<br>N/A no brownfield land<br>onsite   |   |   | X<br>N/A no brownfield land<br>onsite  |  |
| 11b | X<br>No contamination<br>present  |   |   | X<br>No contamination present  |  |
| 11c | <br>Large-scale use of<br>Greenfield land   | Large expanse of green<br>field with limited habitat<br>diversity.  |   | <br>Large-scale use of<br>Greenfield land  |  |
| 11d | X<br>No Greenfield Land   | No existing structures on site                                      |   | X<br>No Greenfield Land  |  |
| 12a | X<br>not applicable to type or<br>location of development   | Podzol on site.   |   | X<br>not applicable to type or<br>location of development  |  |

| 12b | ??<br>Unknown  | Information not available   |  | ??<br>Unknown  |
|-----|--|---|--|--|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Large site with potential for a lot of houses. Consider possbility of providing recycling facilities on site  |  | +<br>Will facilitate sustainable<br>waste management at a<br>local scale   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | Not near a waste management facaility   |  | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |   |  | X<br>Not applicable to type or<br>location of development  |
|     |  | LANDSCAPE   | Ē  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 14a | X<br>N/A   |   |  | X<br>N/A   |
| 14b | X<br>N/A   |   |  | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | Within SDA and existing allocation.   | Masterplan<br>required for site to<br>ensure houses are<br>carefully designed<br>to fit with the<br>undulating landform<br>and not visually<br>intrusive.        | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Sutherland Landscape<br>Capacity Study<br>designates the site area<br>as potentially unsuitable<br>for development due to<br>value of the landscape<br>resource | Masterplan<br>required for site to<br>ensure<br>development is<br>carefully designed<br>to fit with the<br>undulating landform<br>and not visually<br>intrusive. | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI   | TAGE   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |   |  | X<br>Not applicable to type or<br>location of development  |

| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Adjacent to Historic<br>Environment Record of<br>Lairg Township. | Any archaeological<br>remains should be<br>recorded. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
|-----|---|--|--|--|
| 16c | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: LA09 North of M<br>Settlement: Lairg | anse Road               |   |
|---|-------------------------|---|
| Site size (ha): 1.8                             |                         |   |
| Preferred for development: Alternative          | Preferred uses: Housing | © Crown copyright.<br>All rights reserved 100023369 |

## WATER/DRAINAGE CONSTRAINTS

|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
|----|---|---|--|---|
| 1a | x<br>Not Applicable   | Nearby River Shin was<br>classed as having good<br>ecological potential in<br>2008.River Shin has<br>pressure from abstraction<br>and is used by fresh water<br>fish. No watercourse on<br>site |  | x<br>Not Applicable   |
| 1b | x<br>Not Applicable   | No waterbodies on site  |  | x<br>Not Applicable   |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source                               | No known water supply<br>sources within 250m of<br>site   |  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source                               |
|    |   | CLIMATE CHAN  | NGE  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   | Allocated for 5 units   |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding   |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | x<br>Not Applicable   | Not at coast  |  | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Scrubland   | Provide more<br>diversity of<br>vegetation on site | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Connectivity with River<br>Oykel SAC  | Developments<br>should connect to<br>public sewer  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

| 5c | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
|----|---|--|--|---|
| 5d | X<br>N/A no designations<br>apply   | No trees on site   |  | X<br>N/A no designations apply  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   | No GCR or RICS sites   |  | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Open site, additional<br>planting could provide<br>scope for creating links to<br>other small wooded areas<br>nearby | Provide more<br>diversity of<br>vegetation on site.<br>Structural planting<br>along edge of site<br>to provide definition<br>and context to<br>housing | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | South west facing site on a slope  | Provide shelter<br>belts   | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  | Access should be taken from the south.   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access   |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local   |  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport   |

|     | 1   | 1   | 1  |  |
|-----|---|---|--|--|
| 8b  | +<br>development could help<br>sustain existing services  | Capacity at Lairg Primary<br>School and Golspie high<br>School.         |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead line passes Set back from overhead lines.                      |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site | All development<br>should connect to<br>public sewer                    |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     | I   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Greenfield site but not<br>formally used for open<br>space.             |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |   | Capacity of 6<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Footpath access adjacent to site.                                       |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Footpath access adjacent<br>to site and a track along<br>the east side. | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
|     |   | WASTE AND NATURAL   | RESOURCES  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite   |   |  | X<br>N/A no brownfield land<br>onsite  |

| -   |  |   |   |  |
|-----|--|---|---|--|
| 11b | X<br>No contamination<br>present   |   |   | X<br>No contamination present  |
| 11c | -<br>Small scale use of<br>greenfield land   | Allocated for 5 units.  |   | -<br>Small scale use of<br>greenfield land   |
| 11d | X<br>No Greenfield Land  | No existing development<br>on site  |   | X<br>No Greenfield Land  |
| 12a | X<br>not applicable to type or<br>location of development  | Podzol on site.   |   | X<br>not applicable to type or<br>location of development  |
| 12b | ??<br>Unknown  | Information not available   |   | ??<br>Unknown  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Unlikely to be suitable for<br>local recycling facilities   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | Not near a waste management facility  |   | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   | Not allocated for business or industrial uses   |   |  |
|     |  | LANDSCAPI   | Ē   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 14a | X<br>N/A   |   |   | X<br>N/A   |
| 14b | X<br>N/A   |   |   | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | Within SDA and existing<br>allocation. Sutherland<br>Landscape Capacity<br>Study indicates the<br>western part of the site as<br>an are of potential<br>housing, but the eastern<br>part as having landscape<br>value | Sensitive siting and<br>design especially<br>on eastern side of<br>site | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | 0<br>proposal would not be   | Site has housing development on three   | Ensure any houses<br>on top end of site<br>do not go above              | 0<br>proposal would not be<br>visually intrusive   |

|     | visually intrusive  | sides   | skyline   |  |
|-----|---|---|---|--|
|     |   | CULTURAL HERI                                     | TAGE  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Some HER nearby                                   | Any archaeological<br>remains must be<br>recorded | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Nearby B Listed Manse<br>but not adjacent to site |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage             |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| features |  |  |
|----------|--|--|
|          |  |  |

| Site Name: LA10 E                            | ast of Manse Road          | Free Cattour        |   |
|--|----------------------------|---------------------|---|
| Settlement: Lairg                            |                            | Curd<br>Sydney Cort | 10.6m   |
| Site size (ha): 1.4                          |                            | Lover Late          |   |
| Preferred for<br>development:<br>Alternative | Preferred uses:<br>Housing | Crope Bit Later     | © Crown copyright.<br>All rights reserved 100023369 |

|    |   | WATER/DRAINAGE CO   | NSTRAINTS  |   |
|----|---|---|------------|---|
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |
| 1a | x<br>Not Applicable   | Nearby River Shin was<br>classed as having good<br>ecological potential in<br>2008.River Shin has<br>pressure from abstraction<br>and is used by fresh water<br>fish. No watercourse on<br>site |            | x<br>Not Applicable   |
| 1b | x<br>Not Applicable   | No watercourses on site   |            | x<br>Not Applicable   |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | No known water supplies within 250m of site   |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |
|    |   | CLIMATE CHAI  | NGE        |   |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                   | Allocated for 5 units   |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues    | Elevated site. Record of<br>flooding on A836. Site is<br>not located within an<br>identified flood risk area<br>and there is no history of<br>flooding on the site                              |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |
| 4a | x<br>Not Applicable   | Not at coast  |            | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA  | •   |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |

| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  | Retain or replace<br>vegetation on site   | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |
|----|---|--|---|--|
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Connectivity to River<br>Oykel SAC                           | Developments<br>should connect to<br>public sewer   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5c | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Some scattered trees on site                                 |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |   | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | X<br>N/A no designations<br>apply   | No GCR or RICS sites   |   | X<br>N/A no designations apply   |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  | Retention of trees<br>on site and some<br>new planting to<br>augment small<br>areas of woodland<br>around this area | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU                                      | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Shelter from surrounding<br>buildings, south facing<br>site. | Retain some<br>vegatation   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road   |  |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |

|     | Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network                        |   |  |  |
|-----|---|---|--|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access                        |   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                        |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections        |   |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections     |
| 8b  | +<br>development could help<br>sustain existing services  | Capacity at Lairg Primary<br>School and Golspie High<br>School.   |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead line passes<br>through top north east<br>corner of site. | Set back from<br>overhead line   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |   | All development<br>should connect to<br>public sewer   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Greenfield site but not<br>used as formal open<br>space.          |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | +<br>Small scale increase in<br>open space  |   | Capacity of 5<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |

| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  | Footpath links adjacent to site.                       |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |
|-----|---|--|---|---|
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |
|     |   | WASTE AND NATURAL                                      | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite   |  |   | X<br>N/A no brownfield land<br>onsite   |
| 11b | X<br>No contamination<br>present  |  |   | X<br>No contamination present   |
| 11c | -<br>Small scale use of<br>greenfield land  |  |   | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No Greenfield Land   | No existing structures on site                         |   | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development                             | Podzol on site.  |   | X<br>not applicable to type or<br>location of development                             |
| 12b | ??<br>Unknown   | Information not available                              |   | ??<br>Unknown   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill             | Unlikely to be suitable for local recycling facilities |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |
| 13c | X<br>Not applicable to type<br>or location of<br>development                          | Not near a waste management facility                   |   | X<br>Not applicable to type or<br>location of development                             |
| 13d | X<br>Not applicable to type<br>or location of<br>development                          | Not allocated for business or industrial use           |   | X<br>Not applicable to type or<br>location of development                             |
|     |   | LANDSCAPI  | E   |   |
|     |   |  |   |   |

|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
|-----|--|---|---|---|
| 14a | X<br>N/A   |   |   | X<br>N/A  |
| 14b | X<br>N/A   |   |   | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within SDA and existing<br>allocation. Shown on<br>Sutherland Landcape<br>Capacity Study as<br>suitable for housing |   | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Surrounded by existing housing  |   | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI   | TAGE  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  | Some HER nearby   | Any archaeological<br>remains must be<br>recorded | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16c | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16d | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16e | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16f | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |

| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: LA11 North                           | of Lairg Industrial Estate |                                    |
|---|----------------------------|------------------------------------|
| Settlement: Lairg                               |                            |                                    |
| Site size (ha): 0.3                             |                            | LAM                                |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A        | LA05 All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |            |   |  |
|----|---|--|------------|---|--|
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   | No watercourses on site  |            | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable   | No watercourses on site  |            | x<br>Not Applicable   |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | No known water supplies within 250m of site                                    |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
|    |   | CLIMATE CHAI   | NGE        |   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                   |  |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| За | 0<br>Due to scale or type of<br>proposal there is   | Site is not located within<br>an identified flood risk<br>area and there is no |            | 0<br>Due to scale or type of<br>proposal there is unlikely  |  |

|    | unlikely to be any impact<br>on existing flooding<br>issues   | history of flooding   |  | to be any impact on<br>existing flooding issues   |
|----|---|---|--|---|
| 4a | x<br>Not Applicable   | Not at coast  |  | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site is overgrown and<br>likely to be an abundance<br>of wildlife on it | Maintain tree line   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Connectivity to River<br>Oykel SAC                                      | Developments<br>should be<br>conencted to public<br>sewer                  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Surrounded by development   | Ensure corridors<br>are manitained into<br>nearby trees on<br>west of site | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 6a | 0<br>Partially sheltered sited  | Elevated site, faces west,  |  | 0<br>Partially sheltered sited by   |

|     | by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc                                 | site slopes steeply  |  | topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc                                     |  |  |
|-----|---|--|--|---|--|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network |  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |  |  |
| 7b  | -<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access<br>that can be mitigated   | Unclear where access<br>could be taken from -<br>north and east of site is<br>surrounded by residential<br>properties and a church,<br>to the west there is a<br>substantial difference<br>between adjoing ground<br>levels. Access is<br>constrained from Lairg<br>Industrial Estate. |  | -<br>Limited opportunity/ large<br>amount of work to<br>connect with existing road<br>network and/or -<br>Constraint to access that<br>can be mitigated |  |  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |  |
| 8b  | +<br>development could help<br>sustain existing services  | Capacity in Lairg Primary<br>School and Golspie High<br>School   |  | +<br>development could help<br>sustain existing services  |  |  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | No bad neighbours  |  | 0<br>Potential minor constraint<br>that can be mitigated  |  |  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  | All development<br>should connect to<br>the public sewer | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |  |  |
|     | HUMAN HEALTH AND RECREATION   |  |  |   |  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |  |  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |  | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |  |
| 10b | 0<br>There will be no net   |  | If more than 4 houses, publically                        | +<br>Small scale increase in  |  |  |

|     | increase in open space  |  | accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | open space  |
|-----|---|--|---|---|
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |  |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |  | Provide pedestrian<br>links to nearby<br>footpaths  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |
|     |   | WASTE AND NATURAL  | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite   | Site is undeveloped  |   | X<br>N/A no brownfield land<br>onsite   |
| 11b | ??<br>Unknown   |  |   | ??<br>Unknown   |
| 11c | -<br>Small scale use of<br>greenfield land  |  |   | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No Greenfield Land   | No existing structures on site   |   | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development                             | Podzol on site   |   | X<br>not applicable to type or<br>location of development                             |
| 12b | ??<br>Unknown   | Information not available  |   | ??<br>Unknown   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill             | Unlikely to be suitable for<br>local recycling facilities.<br>Recycling facilities<br>already available nearby |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |

|     | Τ   | T   | I   |  |
|-----|---|---|---|--|
| 13c | X<br>Not applicable to type<br>or location of<br>development  | Not near waste maangement facility  |   | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development  | Not proposed for business or industrial uses  |   | X<br>Not applicable to type or<br>location of development  |
|     |   | LANDSCAPI   |   | 1  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 14a | X<br>N/A  |   |   | X<br>N/A   |
| 14b | X<br>N/A  |   |   | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape        | Within SDA  | Ensure buildings<br>are low storey due<br>to elevated nature<br>of site | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  |   | Ensure buildings<br>are low storey due<br>to elevated nature<br>of site | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI   | TAGE  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting | Adjacent to Lairg Church<br>of Scotland and within<br>Lairg Township which are<br>both listed in Historic<br>Environment Record | Any archaeological<br>remains must be<br>recorded                       | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |

| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: LA12 Ord Pl                          | ace                 |   |
|---|---------------------|---|
| Settlement: Lairg                               |                     | OU Pace   |
| Site size (ha): 1.3                             |                     | LA02  |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A | Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |            |   |  |
|----|---|--|------------|---|--|
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   | Existing use on site.<br>Nearby River Shin was<br>classed as having good<br>ecological potential in<br>2008.River Shin has<br>pressure from abstraction<br>and is used by fresh water<br>fish. |            | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable   | No watercourses on site  |            | x<br>Not Applicable   |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply | No known water supplies within 250m of site  |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply |  |

|    | source  |  |   | source  |
|----|---|--|---|---|
|    |   | CLIMATE CHAN   | IGE   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   |  |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk          | Adjacent River Shin is<br>subject to medium<br>likelihood of fluvial<br>flooding. Part of the site<br>may be at risk from<br>flooding. | Flood risk<br>assessment<br>required for any<br>planning<br>application and no<br>development<br>should take place in<br>areas shown to be<br>at risk from flooding | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | x<br>Not Applicable   | Not at coast   |   | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  | Retain trees and vegetation around perimeter of site  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Connectivity with River<br>Oykel SAC   | Developments<br>should connect to<br>public sewer   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |
| 5d | -<br>Tree removal<br>/afforestation required of<br>non protected woodland.<br>localised and<br>medium/short term                                  | Trees around perimeter of site   | Retain and where<br>possible enhance<br>trees around the<br>perimeter of the site   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected  |  | Retain and where<br>possible enhance<br>trees around the  | 0<br>Unlikely to be any impact<br>on protected species  |

|    | species   |   | perimeter of the site  |   |
|----|---|---|--|---|
| 5f | X<br>N/A no designations<br>apply   | No GCR or RIGS sites  |  | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal         |   | Retain trees and<br>vegetation around<br>perimeter of site.<br>Scope for additonal<br>tree planting<br>around the site to<br>link into existing<br>boundary trees and<br>those by Little Loch<br>Shin. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope   | Some shelter from<br>surrounding buildings.<br>South facing, flat site.         |  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network |   |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access   |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  | Bus route passes site and<br>within walking distance of<br>facilities in Lairg. |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |
| 8b | +<br>development could help<br>sustain existing services  | Golspie High School and<br>Lairg Primary School both<br>have capacity           |  | +<br>development could help<br>sustain existing services  |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines nearby.  |  | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b | 0<br>Public water/waste   | Salvabeg WTW has<br>limited capacity. Lairg                                     | All development should connect to  | 0<br>Public water/waste water   |

|     | water and mains<br>connection available on<br>site or within 200m of<br>the site | WWTW nearby.  | public sewer   | and mains connection<br>available on site or within<br>200m of the site                               |
|-----|--|---|--|---|
|     |  | HUMAN HEALTH AND R  | ECREATION  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space                    | Currently not used a formal open space.   |  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
| 10b | 0<br>There will be no net<br>increase in open space                              |   | Capacity of 6<br>housing units so<br>publically<br>accessible open<br>space provision<br>required as per<br>Open Space in<br>New Residential<br>Development:<br>Supplementary<br>Guidance. | +<br>Small scale increase in<br>open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections             |   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections             | Adjacent to National<br>Cycle Network and<br>Highland Path Records,<br>but will not improve<br>connectivity of these to<br>any great extent.<br>No core paths on or near<br>site. |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections             | Ferry wood nearby so<br>increases opportunity for<br>future residents of site to<br>have access to open<br>space.   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
|     |  | WASTE AND NATURAL   | RESOURCES  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite  | Greenfield land   |  | X<br>N/A no brownfield land<br>onsite   |
| 11b | X<br>No contamination<br>present   |   |  | X<br>No contamination present   |

| 11c | -<br>Small scale use of<br>greenfield land   | No formal open space lost  |  | -<br>Small scale use of<br>greenfield land   |
|-----|--|--|--|--|
| 11d | X<br>No Greenfield Land  | Site is undeveloped green field  |  | X<br>No Greenfield Land  |
| 12a | -<br>Minor disturbance of<br>carbon rich<br>soils/wetlands   | Most of the site is blanket<br>peat apart from the north<br>east corner which is<br>podzol.                                      | Design layout of<br>site to avoid areas<br>of peat and wetland             | -<br>Minor disturbance of<br>carbon rich soils/wetlands  |
| 12b | X<br>not applicable to type or<br>location of development  | No information available<br>on quality of soil, however<br>it is mostly blanket peat<br>so not high quality<br>agricultural soil |  | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | Unlikely to be suitable for<br>Icoal recycling facilities  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | not near waste<br>management facility  |  | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   | Not allocated for business<br>or industry use  |  | X<br>Not applicable to type or<br>location of development  |
|     |  | LANDSCAPI  | Ξ  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 14a | X<br>N/A   |  |  | X<br>N/A   |
| 14b | X<br>N/A   |  |  | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | Within SDA and existing allocation   | Similar pattern to<br>surrounding<br>housing; retain<br>trees on perimter. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Would be visible on<br>approach to Lairg from<br>the south   | Similar pattern to<br>surrounding<br>housing; retain<br>trees on perimter. | 0<br>proposal would not be<br>visually intrusive   |

|     | CULTURAL HERITAGE   |  |  |  |  |
|-----|---|--|--|--|--|
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |  |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Historic Environment<br>Record on site                           | Any archaeological<br>remains must be<br>recorded.                       | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Cluster of listed buildings<br>adjacent to north east of<br>site | Careful siting and<br>design around<br>curtilage of listed<br>buildings. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |

## Lochinver

| Site Name: LV01: Sheep F             | Pens North of Inver Park |                |
|--------------------------------------|--------------------------|----------------|
| Settlement: Lochinver                |                          |                |
| Site size (ha): 0.7                  |                          | Ton Gumsio     |
| Preferred for development: Preferred | Preferred uses: Housing  | Costiguard Set |

|    | WATER/DRAINAGE CONSTRAINTS   |   |  |   |  |
|----|--|---|--|---|--|
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | The current status of<br>Lochinver is High<br>No existing pressures are<br>noted by the RBMP tool       | New development<br>subject to suitable<br>waste water<br>treatment<br>arrangements   | x<br>Not Applicable   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Watercourse along<br>western site boundary  | Riparian buffering<br>along watercourse<br>and/or appropriate<br>surface and fowl<br>water drainage<br>required.<br>Connection to<br>public sewer.<br>Watercourse<br>should be retained<br>and should not be<br>culverted. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable  | No water supplies noted within 250m of the development site.  | No water supplies<br>noted within 250m<br>of the development<br>site.  | x<br>Not Applicable   |  |
|    |  | CLIMATE CHAN  | IGE  |   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |   |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| 3a | x<br>Not Applicable  | There have been no<br>records of flooding and<br>the site is not within the<br>extent of the flood map. | FRA required which<br>should investigate<br>the small<br>watercourse on<br>site.   | x<br>Not Applicable   |  |
| 4a | x<br>Not Applicable  | Not at coast  |  | x<br>Not Applicable   |  |

|    | BIODIVERSITY, FLORA AND FAUNA   |  |  |   |  |
|----|---|--|--|---|--|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal         | No formal designations<br>apply. Limited scope for<br>connectivity to wildlife<br>across the site.               | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5b | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |  |
| 5c | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |  |
| 5d | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |  |
| 5e | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |  |
| 5f | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal         | No formal designations<br>apply. Limited scope for<br>connectivity to wildlife<br>across the site.               |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |  |
| 6a | ++<br>Sheltered by topography<br>and vegetation, south<br>facing, gradual slope   | South facing site<br>sheltered by topography<br>to the north. Site is<br>naturally bowl shaped and<br>sheltered. |  | ++<br>Sheltered by topography<br>and vegetation, south<br>facing, gradual slope   |  |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network | Site is provided with<br>existing vehicle access.<br>Scale of development is<br>limited.                         |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |  |
| 7b | 0   | Site is provided with  |  | 0   |  |

|     | Proposal in close<br>proximity to utilise<br>existing connections and<br>access   | existing vehicle access.<br>Scale of development is<br>limited.                             |  | Proposal in close<br>proximity to utilise existing<br>connections and access   |
|-----|---|---|--|--|
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |   |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | 0<br>appropriate school<br>capacity   |   |  | 0<br>appropriate school<br>capacity  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines near edge of site.   | Sensitive design to<br>avoid built<br>development in<br>these areas. | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   | all development<br>should connect to<br>the public sewer             | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  | Allocation of 6 houses, so<br>developer will be required<br>to make open space<br>provision |  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | +<br>Small scale increase in<br>open space  | Allocation of 6 houses, so<br>developer will be required<br>to make open space<br>provision |  | +<br>Small scale increase in<br>open space   |
| 10c | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network and or<br>Improved access to<br>open space | Allocation of 6 houses, so<br>developer will be required<br>to make open space<br>provision |  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing   | Allocation of 6 houses, so<br>developer will be required<br>to make open space              | 0<br>Utilises or is in<br>close proximity to<br>existing             | 0<br>Utilises or is in close<br>proximity to existing  |

|     | connections   | provision                                   | connections | connections   |  |  |
|-----|---|---|-------------|---|--|--|
|     | WASTE AND NATURAL RESOURCES   |   |             |   |  |  |
|     | Pre-Mitigation score  | Comments                                    | Mitigation  | Post Mitigation Score   |  |  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           | Existing hardstanding / sheep pens on site. |             | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |  |  |
| 11b | X<br>No contamination<br>present  |   |             | X<br>No contamination present   |  |  |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land | Existing hardstanding / sheep pens on site. |             | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land    |  |  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           | Existing hardstanding / sheep pens on site. |             | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |  |  |
| 12a | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land      | Existing hardstanding / sheep pens on site. |             | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land         |  |  |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land      | Existing hardstanding / sheep pens on site. |             | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land         |  |  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |   |             | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |  |  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |   |             | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |  |  |
| 13c | X<br>Not applicable to type<br>or location of<br>development                          | No waste management facilities nearby       |             | X<br>Not applicable to type or<br>location of development                             |  |  |
| 13d | X<br>Not applicable to type<br>or location of<br>development                          |   |             | X<br>Not applicable to type or<br>location of development                             |  |  |
|     |   | LANDSCAPI                                   | E           |   |  |  |

|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
|-----|--|---|---|---|
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities | The site forms a logical<br>expansion area on a<br>raised position north of<br>the existing settlement.   | A high design<br>quality,<br>masterplanned<br>development has<br>the opportunity to<br>integrate with the<br>surrounding<br>landscape.<br>Design statement<br>required.                               | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast                  |   |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   | The site forms a logical<br>expansion area on a<br>raised position north of<br>the existing settlement,<br>however SNH Sutherland<br>Landscape Capacity<br>Study identifies this site<br>as 'unlikely to be suitable<br>for development owing to<br>landscape value'. | A high design<br>quality,<br>masterplanned<br>development has<br>the opportunity to<br>integrate with the<br>surrounding<br>landscape. The site<br>is in a natural<br>depression in the<br>landscape. | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | The site forms a logical<br>expansion area on a<br>raised position north of<br>the existing settlement.   | A high design<br>quality,<br>masterplanned<br>development has<br>the opportunity to<br>integrate with the<br>surrounding<br>landscape.  | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI   | •   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16b | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16c | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16d | X<br>Not applicable to type<br>or location of  |   |   | X<br>Not applicable to type or<br>location of development   |

|     | development  |  |   |
|-----|--|--|---|
| 16e | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16f | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16g | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16h | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |

| Site Name: LV02: Cnoc a                 | Mhuillin                | 42m  |
|---|-------------------------|--|
| Settlement: Lochinver                   |                         |  |
| Site size (ha): 2.9                     |                         | LV02 424m Crioc a' Mhullinn A  |
| Preferred for<br>development: Preferred | Preferred uses: Housing | LV01 PW Carponer's Pool<br>Supervision Constraints (Carponer's Pool<br>Carponer's Pool<br>Carpone |

|    | WATER/DRAINAGE CONSTRAINTS  |   |  |   |  |
|----|---|---|--|---|--|
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | The current status of<br>Lochinver is High<br>No existing pressures are<br>noted by the RBMP tool | New development<br>subject to suitable<br>waste water<br>treatment<br>arrangements | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1b | x<br>Not Applicable   | No streams, rivers,<br>ditches, lochs of the sea<br>on or directly adjacent to<br>site            |  | x<br>Not Applicable   |  |
| 1c | x<br>Not Applicable   | No water supplies noted<br>within 250m of the<br>development site.                                |  | x<br>Not Applicable   |  |
|    | CLIMATE CHANGE  |   |  |   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |

| 2a<br>3a<br>4a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land<br>x<br>Not Applicable<br>x<br>Not Applicable   | Site is not located within<br>an identified flood risk<br>area.<br>Not at sea   |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land<br>x<br>Not Applicable<br>x<br>Not Applicable       |
|----------------|---|---|--|---|
|                |   | BIODIVERSITY, FLORA   | AND FAUNA  |   |
|                | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 5a             | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | No formal designations<br>apply. Some scope for<br>connectivity to wildlife<br>across the site using<br>existing hedgerows and<br>tree belts. | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of<br>existing features<br>providing<br>connectivity to<br>wildlife. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b             | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5c             | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5d             | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5e             | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5f             | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5g             | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | No formal designations<br>apply. Some scope for<br>connectivity to wildlife<br>across the site using<br>existing hedgerows and<br>tree belts. | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of<br>existing features<br>providing                                 | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

|     |   |  | connectivity to wildlife.                 |   |
|-----|---|--|---|---|
|     |   | SITE DELIVERABILITY/ SI  | JSTAINABILITY                             |   |
|     | Pre-Mitigation score  | Comments   | Mitigation                                | Post Mitigation Score   |
| 6a  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope   | South facing but steeply sloping site sheltered by topography to the north.  |   | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope |
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network | Site has a number of<br>potential vehcicle access<br>points. However, is<br>located on difficult,<br>uneven terrain. |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network                                   |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Site has a number of<br>potential vehcicle access<br>points. However, is<br>located on difficult,<br>uneven terrain. |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                           |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections        |
| 8b  | 0<br>appropriate school<br>capacity   |  |   | 0<br>appropriate school<br>capacity   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines located along northern site boundary.   |   | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  | Connection to<br>public sewer<br>required | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site    |
|     |   | HUMAN HEALTH AND F   | RECREATION                                |   |
|     | Pre-Mitigation score  | Comments   | Mitigation                                | Post Mitigation Score   |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key  | Development of >4<br>houses so developer<br>requirement for open<br>space provision                                  |   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or                             |

|     | access network   |   |   | key access network   |
|-----|--|---|---|--|
| 10b | +<br>Small scale increase in<br>open space   | Development of >4<br>houses so developer<br>requirement for open<br>space provision |   | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         | Development of >4<br>houses so developer<br>requirement for open<br>space provision |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |
|     |  | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite  |   |   | X<br>N/A no brownfield land<br>onsite  |
| 11b | X<br>No contamination<br>present   |   |   | X<br>No contamination present  |
| 11c | <br>Large-scale use of<br>Greenfield land  |   |   | <br>Large-scale use of<br>Greenfield land  |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land |   |   | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land |
| 12a | -<br>Minor disturbance of<br>carbon rich<br>soils/wetlands                                   | Blanket peat coverage noted on site.  | Development<br>should be carefully<br>sited to protect<br>peat.         | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                |
| 12b | X<br>not applicable to type or<br>location of development                                    | No croft land noted within<br>close proximity to the<br>development site.           |   | X<br>not applicable to type or<br>location of development                                    |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |
| 13b | O<br>Unlikely to have any<br>significant impact on   |   |   | O<br>Unlikely to have any<br>significant impact on   |

|     | demand for natural resources   |   |   | demand for natural resources  |
|-----|--|---|---|---|
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby   |   | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAP  | E   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities   | Within Assynt-Coigach<br>NSA. Prominent site with<br>potential to affect<br>landscape character.<br>Integrity of ridge and<br>setting of church and<br>cemetery must be<br>maintained.  | Design Statement<br>to be agreed -<br>further consultation<br>required with SNH.<br>A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>minimise negative<br>impact on the<br>character of the<br>wider landscape<br>and NSA<br>designation | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes |
| 14b | X<br>N/A   |   |   | X<br>N/A  |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | SNH Sutherland<br>Landscpae Capacity<br>Study identifies this site<br>as unlikely to be suitable<br>for development due to<br>landscape value. Site is<br>related to the existing<br>development pattern of<br>the village and is already<br>partially developed. | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>minimise negative<br>impact on the<br>character of the<br>wider landscape<br>and NSA<br>designation   | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Site is related to the<br>existing development<br>pattern of the village and<br>is already partially<br>developed.  | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>minimise negative<br>impact on the<br>character of the<br>wider landscape<br>and NSA<br>designation   | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI   | TAGE  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |

| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
|-----|---|--|---|--|
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | 3 B listed buildings in<br>proximity of the<br>development site. | High quality<br>masterplanned<br>development which<br>takes consideration<br>of, protects and<br>retains the key<br>cultural heritage<br>elements of the<br>area. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16f | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of                                  |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural                                    |

|     | cultural heritage<br>features   |  | heritage features  |
|-----|---|--|--|
| 16g | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: LV03 Canisp R<br>Glebe<br>Settlement: Lochinver<br>Site size (ha): 25 | oad; LV09 Assynt and Stoer | SP ROAD<br>19m UV03 V Collects   |
|--|----------------------------|--|
| Preferred for<br>development: Part<br>preferred                                  | Preferred uses: Housing    | Pier<br>Cattle<br>Cattle<br>Croc Bad ma<br>Cattle<br>Cattle<br>Croc Bad ma<br>Ma LV03<br>LV05<br>Cattle<br>Croc Bad ma<br>Ma LV03<br>LV09<br>Croc na Doire Duin<br>Cattle<br>Croc Bad ma<br>Cattle<br>Cattle<br>Cattle<br>Croc Bad ma<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattle<br>Cattl |

|    | WATER/DRAINAGE CONSTRAINTS  |  |   |   |
|----|---|--|---|---|
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 1a | x<br>Not Applicable   | Abhainn Bad na h-<br>Achlaise (River/Loch)-<br>Good Water body status<br>at 2012 |   | x<br>Not Applicable   |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment | Loch Culag, Cualg River<br>and small watercourses<br>onsite                      | new public<br>sewerage may be<br>required. Riparian<br>buffering of<br>watercourse and no | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply |

SAC01-Site Assessment Checklist

|    | and/or medium term<br>which would be difficult<br>to mitigate  |   | culverting<br>watercourse.  | source  |
|----|--|---|---|---|
| 1c | x<br>Not Applicable  | No water supply noted within 250m of the site   |   | x<br>Not Applicable   |
|    |  | CLIMATE CHAN  | NGE   |   |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 2a | <br>500+ houses or 20ha +<br>of industrial or<br>employment land.<br>Proposal is significantly<br>far from existing centres<br>population or similar<br>uses and/or Proposal<br>will cause a significant<br>increase in use of<br>private car (Co2<br>emissions) | Lack of info from<br>proponent- assume 20<br>house/ ha so 25ha site=<br>500 houses  | Substantially<br>reduce density of<br>housing, only<br>develop small part<br>of site                            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk   | Part of site at risk from<br>flooding from pluvial,<br>coastal and fluvial<br>sources   | Developer<br>requirement for<br>FRA and<br>appropriate<br>mitigation plan prior<br>to development<br>commencing | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | x<br>Not Applicable  | Site not at coast   |   | x<br>Not Applicable   |
|    |  | BIODIVERSITY, FLORA   | AND FAUNA   |   |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated                              | Site visit indicated peat<br>may be present on site, at<br>current scale, and without<br>further information,<br>development of the site<br>may have an adverse<br>impact | careful siting, and/<br>or minimising scale<br>of development   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | X<br>N/A no designations<br>apply  |   |   | X<br>N/A no designations apply  |
| 5c | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation   | Assynt- Coigach NSA   | Assynt-Coigach<br>NSA - Likely<br>impacts on<br>landscape<br>character of<br>sensitive cnocan<br>landscape and  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

|          | designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated   |  | Special Qualities of<br>NSA. Further<br>consultation and<br>design statement  |   |
|----------|---|--|---|---|
| 5d       | X<br>N/A no designations<br>apply   |  | required.   | X<br>N/A no designations apply  |
| 5e       | 0<br>Unlikely to be any<br>impact on protected<br>species   | Site adjacent to<br>watercourse- potential<br>imacts to otters   | otter survey may be required  | X<br>N/A no designations apply  |
| 5f       | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |
| 5g       | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Scale and location of site<br>in open countryside may<br>cause adverse impact to<br>habitat and connectivity | Careful siting and<br>design or reducing<br>scale of<br>development could<br>address impacts on<br>habitat<br>fragmentation | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|          |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |   |
|          | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
|          |   |  |   |   |
| 6a       | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope   | Reasonable steep slope,<br>but mostly south facing   |   | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |
| 6a<br>7a | Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing   |  | Site is served by a<br>single track road<br>and the scope for<br>development will<br>therefore be<br>restricted             | topography and<br>vegetation south west or<br>south east facing gradual   |
|          | Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope<br>-<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under     | but mostly south facing<br>Single track road, unlikely<br>to accommodate<br>significant housing              | single track road<br>and the scope for<br>development will<br>therefore be  | topography and<br>vegetation south west or<br>south east facing gradual<br>slope<br>-<br>Proposal will put existing                               |

|     | connections   |   |   | connections  |
|-----|---|---|---|--|
| 8b  | 0<br>appropriate school<br>capacity   |   |   | 0<br>appropriate school<br>capacity  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines cross site                         | Careful siting of<br>housing to<br>accommodate<br>overhead lines                                    | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | <br>No viable connection to<br>the water and/or waste<br>water network and/or<br>mains electricity  |   | New public<br>sewerage required   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R                                | ECREATION   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 10a | X<br>Not applicable   |   |   | X<br>Not applicable  |
| 10b | +<br>Small scale increase in<br>open space  | >4 houses, requirement for open space provision   |   | +<br>Small scale increase in<br>open space   |
| 10c | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network and or<br>Improved access to<br>open space | >4 houses, requirement for open space provision   |   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Core path along road at<br>north boundary of site | Scope to utilise<br>exisitng core path<br>for access;<br>potential for<br>improvements to<br>access | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Site is already in countryside                    | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections                             | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|     |   | WASTE AND NATURAL                                 | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite   |   |   | X<br>N/A no brownfield land<br>onsite  |
| 11b | X<br>No contamination<br>present  |   |   | X<br>No contamination present  |

| 11c | <br>Large-scale use of<br>Greenfield land  |   | Decrease scale of<br>development and<br>focus on area<br>closest to Lochinver   | -<br>Small scale use of<br>greenfield land  |
|-----|--|---|---|---|
| 11d | X<br>No Greenfield Land  | No existing structures on site  | No existing<br>structures on site   | X<br>No Greenfield Land   |
| 12a | -<br>Minor disturbance of<br>carbon rich<br>soils/wetlands   | Site visit flagged potential<br>for peat present onsite   | Careful siting,<br>design and site<br>survey may be<br>required prior to<br>development<br>commencing. Site<br>design to avoid<br>wetland/ areas of<br>peat | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land   |
| 12b | X<br>not applicable to type or<br>location of development  | Glebe land, most viable<br>agricultural use as rough<br>grazing- ample<br>surrounding potential |   | X<br>not applicable to type or<br>location of development   |
| 13a | -<br>Will cause an increased<br>amount of waste going<br>to landfill   | Current scale is for major housing allocation   | decrease scale of<br>housing, recycling<br>facilities onsite  | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | -<br>Will increase use of<br>primary resources   |   | Scope for reuse of<br>stone/ soil remove<br>in construction<br>phases of<br>development   | -<br>Will increase use of<br>primary resources  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities on site  |   | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAPI   | E   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities | largescale development in the Assynt-Coigach NSA  | Careful siting,<br>design and<br>landscaping. Scale-<br>back the<br>development to<br>focus on area<br>closest to Lochinver                                 | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes |
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any   |   |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any  |

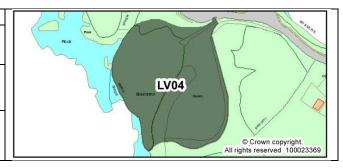
|     | effects on areas with<br>strong qualities of<br>wildness/isolated coast  |  |   | effects on areas with<br>strong qualities of<br>wildness/isolated coast  |
|-----|--|--|---|--|
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Largescale development<br>outwith existing SDA | Careful siting,<br>design and<br>landscaping. Scale-<br>back the<br>development to<br>focus on area<br>closest to Lochinver | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   |  | Careful siting,<br>design and<br>landscaping. Scale-<br>back the<br>development to<br>focus on area<br>closest to Lochinver | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI                                  | TAGE  |  |
|     | Pre-Mitigation score   | Comments                                       | Mitigation  | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development  |
| 16b | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development  |
| 16c | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development  |

| 16h | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type of<br>location of development |
|-----|--|--|---|
|     | development  |  |   |

## Site Name: LV04: West of the Coast Guard Station Settlement: Lochinver

Site size (ha): 2.9

Preferred for<br/>development: PreferredPreferred uses:<br/>Business



|    |   | WATER/DRAINAGE CO  | NSTRAINTS  |  |
|----|---|--|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 1a | x<br>Not Applicable   | The current status of<br>Lochinver is High<br>No existing pressures are<br>noted by the RBMP tool  |  | x<br>Not Applicable  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  | The current status of<br>Lochinver is High<br>No existing pressures are<br>noted by the RBMP tool<br>Any development has the<br>potential for release of<br>pollution through sewage /<br>runoff                                     | Connection to<br>public sewer<br>required,<br>appropriate surface<br>water drainage to<br>take account of<br>sensitive coastal<br>location | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of the development site.   |  | x<br>Not Applicable  |
|    |   | CLIMATE CHAN   | IGE  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |  |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | The highest elevation of<br>the site is 36mAOD, but<br>most of the site is below<br>this elevation and some of<br>it extends into the coastal<br>flood map. The 1 in 200<br>year water level for the<br>general area is<br>3.94mAOD. | Flood Risk<br>Assessment<br>required.  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a | 0<br>Due to scale or type of  | Site is raised above coast,<br>but parts of it may be  | Assessment of<br>coastal erosion risk  | 0<br>Due to scale or type of   |

|    | proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues   | sensitive to erosion   | to development<br>required   | proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues   |
|----|---|--|--|---|
|    |   |  |  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | No formal designations<br>apply. Some scope for<br>connectivity to wildlife to<br>the site using existing<br>tree belts.     | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of<br>existing features<br>providing<br>connectivity to<br>wildlife. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5c | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Semi natural and Ancient<br>and Long Established<br>Wood lands directly<br>adjacent site.                                    |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  | Species survey required  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | No formal designations<br>apply. Some scope for<br>connectivity to wildlife<br>across the site using<br>existing tree belts. | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of<br>existing features<br>providing<br>connectivity to<br>wildlife. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU  | JSTAINABILITY  |   |

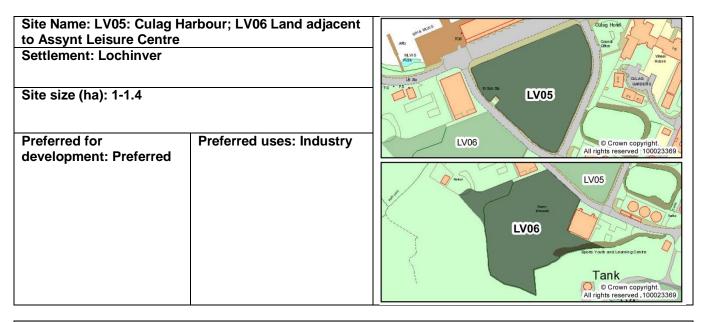
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
|-----|---|--|---|--|
| 6a  | <br>Very exposed, with no<br>shelter from landscape<br>or vegetation, north<br>facing slope or over<br>shadowed site                                      |  | Opportunity to<br>provide shelterbelts<br>and sensitively<br>design<br>development to<br>avoid the most<br>exposed locations. | -<br>Minor exposed site with<br>minimal shelter from<br>topography or vegetation.<br>North west facing slope or<br>flat site |
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network | Site directly adjacent to<br>road. Existing connection<br>in place |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Sites directly adjacent to road. Existing connection in place      |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections                         |
| 8b  | X<br>N/A  |  |   | X<br>N/A   |
| 9a  | X<br>the site use proposed<br>does not require a<br>connection  |  |   | X<br>the site use proposed<br>does not require a<br>connection   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  | all development<br>should connect to<br>public sewer  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site                     |
| -   |   | HUMAN HEALTH AND R   | ECREATION   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |  |   | 0<br>There will be no net<br>increase in open space  |

| 10c<br>10d<br>10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections<br>0<br>Utilises or is in close<br>proximity to existing<br>connections<br>0<br>Utilises or is in close<br>proximity to existing<br>connections |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections                  | 0Utilises or is in closeproximity to existingconnections0Utilises or is in closeproximity to existingconnections0Utilises or is in closeproximity to existingconnections |
|-------------------|--|--|--|--|
|                   |  | WASTE AND NATURAL                                    | RESOURCES  |  |
|                   | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 11a               | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings  | Site is currently surfaced mainly in fractured rock. |  | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11b               | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land  |  | Site lies on a<br>disused Quarry<br>(SU-MIN-1114) - a<br>site history may be<br>required | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land  |
| 11c               | X<br>No Greenfield Land  |  |  | X<br>No Greenfield Land  |
| 11d               | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land   | No structures on site.                               |  | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land   |
| 12a               | X<br>not applicable to type or<br>location of development  |  |  | X<br>not applicable to type or<br>location of development  |
| 12b               | X<br>not applicable to type or<br>location of development  |  |  | X<br>not applicable to type or<br>location of development  |
| 13a               | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b               | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |
| 13c               | x  | No waste management                                  |  | Х  |

|     | Not applicable to type<br>or location of<br>development   | facilities nearby  |   | Not applicable to type or location of development  |
|-----|---|--|---|--|
| 13d | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
|     |   | LANDSCAPI  | Ē   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities  | Within Assynt-Coigach<br>NSA: Proposal occupies a<br>prominent coastal site.   | A high design<br>quality,<br>masterplanned<br>development has<br>the opportunity to<br>integrate with the<br>surrounding<br>landscape | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast   |  |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |  |   | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery  | Proposal occupies a<br>prominent coastal site.<br>SNH Sutherland<br>Landscape Capacity<br>Assessment identifies this<br>site as unlikely suitable<br>due to landscape value. | A high design<br>quality,<br>masterplanned<br>development has<br>the opportunity to<br>integrate with the<br>surrounding<br>landscape | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI  | TAGE  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be   |  |   | O<br>Development can be  |

|     | brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features                            |  | brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                            |
|-----|---|--|--|
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16g | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage             |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

|     | features  |  |  |
|-----|---|--|--|
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |



|    | WATER/DRAINAGE CONSTRAINTS  |   |  |   |  |
|----|---|---|--|---|--|
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   | The current status of<br>Lochinver is High<br>No existing pressures are<br>noted by the RBMP tool                           |  | x<br>Not Applicable   |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | The current status of<br>Lochinver is High<br>No existing pressures are<br>noted by the RBMP tool<br>Site is at coast (60m) | Ensure any<br>drainage connects<br>to public sewer | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of the development site.  |  | x<br>Not Applicable   |  |
|    | CLIMATE CHANGE  |   |  |   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |

| 2a       | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |   |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |
|----------|---|---|--|--|
| 3a       | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | The elevation near to the<br>site is given as 29mAOD,<br>but most of the site is<br>below this elevation and<br>some of it extends into the<br>coastal flood map. The 1<br>in 200 year water level for<br>the general area is<br>3.94mAOD.<br>I | SUDS / emergency<br>access scheme and<br>design can<br>potentially mitigate<br>flooding issues on<br>both sites. I1; only<br>water related uses<br>permissible on area<br>of site within<br>coastal flood risk<br>zone.<br>Flood Risk<br>Assessment<br>required. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a       | x<br>Not Applicable   |   |  | x<br>Not Applicable  |
|          |   | BIODIVERSITY, FLORA   | AND FAUNA  |  |
|          |   |   |  |  |
|          | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 5a       | Pre-Mitigation score<br>0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Comments<br>No formal designations<br>apply. Connectivity to<br>wildlife appears to be<br>limited across the site.  | Mitigation   | Post Mitigation Score<br>0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal   |
| 5a<br>5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or  | No formal designations<br>apply. Connectivity to<br>wildlife appears to be  | Mitigation   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of  |
|          | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal<br>X<br>N/A no designations                                       | No formal designations<br>apply. Connectivity to<br>wildlife appears to be  | Mitigation   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal<br>X   |
| 5b       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal<br>X<br>N/A no designations<br>apply<br>X<br>N/A no designations  | No formal designations<br>apply. Connectivity to<br>wildlife appears to be  | Mitigation<br>Avoid impacts to<br>ancient woodland<br>to south   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal<br>X<br>N/A no designations apply<br>X                         |

|    | species   |  | development.                               |  |
|----|---|--|--|--|
| 5f | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply   |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Connectivity to wildlife<br>appears to be limited<br>across the site.    |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY                              |  |
|    | Pre-Mitigation score  | Comments   | Mitigation                                 | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Both sites north facing but<br>sheltered by surrounding<br>higher ground |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   | Both sites directly<br>adjacent to surrounding<br>roads                  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Both sites directly<br>adjacent to surrounding<br>roads                  |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b | X<br>N/A  |  |  | X<br>N/A   |
| 9a | X<br>the site use proposed<br>does not require a<br>connection  |  |  | X<br>the site use proposed<br>does not require a<br>connection   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of   |  | all development to connect to public sewer | 0<br>Public water/waste water<br>and mains connection<br>available on site or within   |

|     | the site  |   |   | 200m of the site  |
|-----|---|---|---|---|
|     |   | HUMAN HEALTH AND R                          | RECREATION  |   |
|     | Pre-Mitigation score  | Comments                                    | Mitigation  | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space                                     |   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space                                     |
| 10b | 0<br>There will be no net<br>increase in open space   |   |   | 0<br>There will be no net<br>increase in open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                              |
|     |   | WASTE AND NATURAL                           | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments                                    | Mitigation  | Post Mitigation Score   |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings | Sites are surfaced in rubble / hardstanding |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |
| 11b | ??<br>Unknown   |   |   | ??<br>Unknown   |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land             |   |   | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land                |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                       |   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                       |
| 12a | X<br>not applicable to type or<br>location of development   |   |   | X<br>not applicable to type or<br>location of development   |
| 12b | X<br>not applicable to type or  |   |   | X<br>not applicable to type or  |

|     | location of development   |  |            | location of development   |
|-----|---|--|------------|---|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |  |            |   |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |            |   |
| 13d | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development   |
|     |   | LANDSCAP   | E          |   |
|     | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes                                     | Within Assynt-Coigach<br>NSA   |            | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes                                     |
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast |  |            | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape                                      | Both sites relate well to<br>existing development<br>pattern within village. |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape                                      |
| 15b | 0<br>proposal would not be<br>visually intrusive  | Both sites relate well to existing development pattern within village.       |            | 0<br>proposal would not be<br>visually intrusive  |
|     |   | CULTURAL HER   | ITAGE      |   |
|     | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of   |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural  |

|     | cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features  |  | heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|--|--|
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16g | 0   |  | 0  |

|     | Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features      |  | Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features      |
|-----|---|--|--|
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: LV07: Culag W             | lood   | LV06 R LV06 R  |
|--------------------------------------|--|--|
| Settlement: Lochinver                |  |  |
| Site size (ha): 25                   |  | Conscience Choice a Doire Designed Doire Designed Doire Designed Doire Designed Doire Designed Doire Designed Designed Doire Designed Desi   |
| Preferred for development: Preferred | Preferred uses: Mixed<br>Use (Community -<br>Business) | Crown copyright.<br>Class Company Compan |

|    |   | WATER/DRAINAGE CO  | NSTRAINTS   |   |
|----|---|--|---|---|
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | The current status of<br>Lochinver is High<br>No existing pressures are<br>noted by the RBMP tool<br>Any development has the<br>potential for release of<br>pollution through sewage /<br>runoff | Installation of<br>sustainable<br>drainage /<br>sewerage system.                  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |
| 1b | 1b     0     Site adjacent to Loch       Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source     Site adjacent to Loch |  | appropriate<br>buffering if any<br>development near<br>or will affect the<br>Loch | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of the development site.   |   | x<br>Not Applicable   |
|    |   | CLIMATE CHAN   | NGE   |   |

SAC01-Site Assessment Checklist

|          | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |  |
|----------|---|--|--|---|--|
| 2a       | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |  |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel              |  |
| 3a       | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | The site is large and<br>depending on the nature<br>of the development there<br>is a risk of increased<br>surface water run off. No<br>flood history onsite, but<br>western edge at risk from<br>fluvial | Flood Risk<br>Assessment may<br>be required,<br>mitigation may<br>include not siting<br>any development in<br>the floodrisk area,<br>and installing<br>appropriate<br>drainage and<br>sewerage<br>measures | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues   |  |
| 4a       | x<br>Not Applicable   | Not at coast   |  | x<br>Not Applicable   |  |
|          |   | BIODIVERSITY, FLORA  | AND FAUNA  |   |  |
|          | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |  |
| 5a       | <br>development of site<br>would have a significant<br>negative effect on the   | Site is within an area of<br>semi natural woodland.<br>Potential for wildlife<br>connectivity is high.   | Careful design /<br>siting of<br>development may<br>offset potential   | -<br>development of site would<br>have a minor negative<br>effect on the integrity of a<br>national, local nature<br>conservation designation<br>or Geodiversity site or<br>the qualities for which it<br>has been designated |  |
|          | integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designate  |  | impacts.   | conservation designation<br>or Geodiversity site or<br>the qualities for which it   |  |
| 5b       | local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has  |  |  | conservation designation<br>or Geodiversity site or<br>the qualities for which it   |  |
| 5b<br>5c | local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designate<br>X<br>N/A no designations  |  |  | conservation designation<br>or Geodiversity site or<br>the qualities for which it<br>has been designated<br>X   |  |

|    |   |  | woodland character  |  |
|----|---|--|---|--|
| 5e | ??<br>Unknown   |  | Protective species<br>surveys may be<br>required dependant<br>on specifics of<br>proposed<br>development  | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Site is within an area of<br>semi natural woodland.<br>Potential for wildlife<br>connectivity is high. | Careful design /<br>siting of<br>development may<br>offset potential<br>impacts. Avoid<br>development or<br>increasing footfall in<br>the most sensitive/<br>important areas of<br>the site | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   | Site is covered in<br>woodland which naturally<br>provides shelter.                                    |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   | Increase in traffic is not<br>considered to be<br>significantly above<br>existing tourist traffic.     |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport   |  |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport  |

|     | connections  |  |   | connections   |
|-----|--|--|---|---|
| 8b  | X<br>N/A   |  |   | X<br>N/A  |
| 9a  | X<br>the site use proposed<br>does not require a<br>connection       |  |   | X<br>the site use proposed<br>does not require a<br>connection  |
| 9b  | X<br>the site use proposed<br>does not require a<br>connection       |  | Connection to<br>public sewer, or<br>new sewerage<br>system may be<br>required depending<br>on the scale of<br>development  | X<br>the site use proposed<br>does not require a<br>connection  |
|     |  | HUMAN HEALTH AND R   | ECREATION   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space        |  | Sensitive<br>development of this<br>nature would<br>enhance access<br>and enjoyment of<br>the outdoors.<br>Development<br>should protect and<br>enhance the<br>exisitng path<br>network onsite                    | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network   |
| 10b | 0<br>There will be no net<br>increase in open space                  | no loss either   |   | 0<br>There will be no net<br>increase in open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections |  | Sensitive<br>development of this<br>nature would<br>enhance access<br>and enjoyment of<br>the<br>outdoors.Sensitive<br>development of this<br>nature would<br>enhance access<br>and enjoyment of<br>the outdoors. | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution to<br>green network or<br>connectivity of open<br>space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections | Number of existing paths /<br>interpreted trails pass<br>through the site. | Sensitive<br>development would<br>enhance access<br>and enjoyment of<br>the outdoors.   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections | Proposal is located in established woodland.                               | ++<br>Creates new open<br>space, new access<br>network or makes<br>significant  | ++<br>Creates new open space,<br>new access network or<br>makes significant<br>contribution to green  |

|     |  |                                       | contribution to green network | network  |
|-----|--|---------------------------------------|-------------------------------|--|
|     |  | WASTE AND NATURAL                     | RESOURCES                     |  |
|     | Pre-Mitigation score   | Comments                              | Mitigation                    | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite  |                                       |                               | X<br>N/A no brownfield land<br>onsite  |
| 11b | X<br>No contamination<br>present   |                                       |                               | X<br>No contamination present  |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land        |                                       |                               | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land           |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land |                                       |                               | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land |
| 12a | X<br>not applicable to type or<br>location of development                                    |                                       |                               | X<br>not applicable to type or<br>location of development                                    |
| 12b | X<br>not applicable to type or<br>location of development                                    |                                       |                               | X<br>not applicable to type or<br>location of development                                    |
| 13a | X<br>Not applicable to type<br>or location of<br>development                                 |                                       |                               | X<br>Not applicable to type or<br>location of development                                    |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources        |                                       |                               | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources        |
| 13c | X<br>Not applicable to type<br>or location of<br>development                                 | No waste management facilities nearby |                               | X<br>Not applicable to type or<br>location of development                                    |
| 13d | X<br>Not applicable to type<br>or location of<br>development                                 |                                       |                               | X<br>Not applicable to type or<br>location of development                                    |
|     |  | LANDSCAF                              | PE                            |  |
|     | Pre-Mitigation score   | Comments                              | Mitigation                    | Post Mitigation Score  |
| 14a | -  | within Assynt-coigach                 | As much of the woodland as    | 0  |

|     | proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities   | NSA  | possible should be<br>retained.<br>Consultation over<br>landscape impact<br>and design<br>parameters for<br>plan, and then a<br>design statement,<br>required. | proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
|-----|---|--|--|--|
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast   |  |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | SNH Sutherland<br>Landscape Capacity<br>Study identifes site as<br>unsuitable for<br>development |  | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  |  |  | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI  | TAGE   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of                                  |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural                      |

|     | cultural heritage<br>features   |  | heritage features  |
|-----|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16g | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: LV08: Ea                          | ast of Main Street                                   |   |
|--|--|---|
| Settlement: Lochinv                          | er   | E2 THE Conty MILLS  |
| Site size (ha): 3.4                          |  | LV08 FILLING EE   |
| Preferred for<br>development:<br>Alternative | Preferred uses:<br>Mixed Use (Housing<br>- Business) | Am + Piw<br>War<br>Polista<br>Polista<br>Corown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |  |  |   |  |
|----|--|--|--|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | The current status of<br>Lochinver is High<br>No existing pressures are<br>noted by the RBMP tool  |  | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable  | No ditch, stream, river,<br>other watercourse or the<br>sea on or adjacent to site.  |  | x<br>Not Applicable   |  |
| 1c | x<br>Not Applicable  | No water supplies noted<br>within 250m of the<br>development site.   |  | x<br>Not Applicable   |  |
|    |  | CLIMATE CHAI   | NGE  |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |  |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk | The 1 in 200 year water<br>level for the general area<br>for coastal flooding is<br>given as 3.94mAOD.<br>Although the site is not<br>within the extent of the<br>flood map. Elevations on<br>the road adjacent tot the<br>site are given as between<br>4-5mAOD. | Flood Risk<br>Assessment<br>required.                                      | -<br>Some of the site (<50%)is<br>within an area of known<br>flooding or within an<br>indicative area of medium<br>to high flood risk |  |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues                  | Site is not located within<br>an identified area of<br>coastal erosion.  | Site is not located<br>within an identified<br>area of coastal<br>erosion. | x<br>Not Applicable   |  |
|    | ·  | BIODIVERSITY, FLORA  | AND FAUNA  |   |  |

|          | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
|----------|---|--|---|--|
| 5a       | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |
| 5b       | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |
| 5c       | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |
| 5d       | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |
| 5e       | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |
| 5f       | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |
| 5g       | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |
|          | •   | SITE DELIVERABILITY/ SU  | JSTAINABILITY   |  |
|          | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a       | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   | Raised exposed site<br>running north to south<br>with west facing slope,<br>however most<br>development would take<br>place adjacent to existing<br>Main Street. | Opportunity to<br>provide shelterbelts<br>and sensitively<br>design<br>developemnt to<br>avoid the most<br>exposed locations. | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a       | 0<br>Proposal would be  | Pre existing road connection difficult to  |   | 0<br>Proposal would be easily  |
|          | easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   | develop as an access.  |   | accommodated by<br>existing Road Network   |
| 7b       | easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road  |  | Carefully designed<br>improvements to<br>existing vehicle<br>access.  | accommodated by  |
| 7b<br>8a | easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network<br>-<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access | develop as an access.<br>Pre existing road<br>connection difficult to  | improvements to existing vehicle  | accommodated by<br>existing Road Network<br>0<br>Proposal in close<br>proximity to utilise existing  |

|     | Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | existing village centre.   |   | Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
|-----|--|--|---|---|
| 8b  | 0<br>appropriate school<br>capacity  |  |   | 0<br>appropriate school<br>capacity   |
| 9a  | <br>Significant servicing<br>constraints such as<br>overhead lines, or pipe<br>lines that can not or<br>would be very costly to<br>mitigate And/ or<br>Significant "bad<br>neighbour" constraints<br>such as a wind farm or<br>quarry w  | Overhead line directly across site access.                         |   | <br>Significant servicing<br>constraints such as<br>overhead lines, or pipe<br>lines that can not or would<br>be very costly to mitigate<br>And/ or Significant "bad<br>neighbour" constraints<br>such as a wind farm or<br>quarry w  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site  |  | Improvements in<br>local utilities may<br>accompany<br>planning<br>permission for<br>further housing. | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |
|     |  | HUMAN HEALTH AND R   | ECREATION   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network   | >4 houses so developer<br>required to make open<br>space provision |   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network   |
| 10b | +<br>Small scale increase in<br>open space   | >4 houses so developer<br>required to make open<br>space provision |   | +<br>Small scale increase in<br>open space  |
| 10c | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network and or<br>Improved access to<br>open space  | >4 houses so developer<br>required to make open<br>space provision |   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space  |
| 10d | 0<br>Utilises or is in close   |  |   | 0<br>Utilises or is in close  |

|     | proximity to existing<br>connections  |   |   | proximity to existing<br>connections  |
|-----|---|---|---|---|
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  | >4 houses so developer<br>required to make open<br>space provision        | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |
|     |   | WASTE AND NATURAL   | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           | Some existing buildings,<br>walls and hardstanding on<br>site.            |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 11b | ??<br>Unknown   |   |   | ??<br>Unknown   |
| 11c | <br>Large-scale use of<br>Greenfield land   | Majority of large site is greenfield.                                     |   | <br>Large-scale use of<br>Greenfield land   |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           | Some existing buildings,<br>walls and hardstanding on<br>site.            | Potential to reuse existing buildings.                                  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 12a | -<br>Minor disturbance of<br>carbon rich<br>soils/wetlands                            | Blanket peat coverage noted on site.                                      | Anty development<br>must avoid areas of<br>deep peat                    | -<br>Minor disturbance of<br>carbon rich soils/wetlands                               |
| 12b | X<br>not applicable to type or<br>location of development                             | No croft land noted within<br>close proximity to the<br>development site. |   | X<br>not applicable to type or<br>location of development                             |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |
| 13c | X<br>Not applicable to type<br>or location of<br>development                          | No waste management facilities nearby                                     |   | X<br>Not applicable to type or<br>location of development                             |
| 13d | X<br>Not applicable to type<br>or location of<br>development                          |   |   | X<br>Not applicable to type or<br>location of development                             |
|     |   | LANDSCAPE   | E   |   |

|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
|-----|--|--|------------|--|
| 14a | <br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a significant loss<br>of or impact on the key<br>features or qualities   | Within Assynt-Coigach<br>NSA. Proposal would<br>build from exisitng village<br>centre but also onto<br>undeveloped riased<br>ground behind. Scale and<br>extend of earthworks<br>requried to achieve this<br>site would likely have a<br>significant visual impact |            | <br>proposal is within or<br>would affect a national or<br>local designated<br>landscape and would lead<br>to a significant loss of or<br>impact on the key<br>features or qualities   |
| 14b | X<br>N/A   |  |            | X<br>N/A   |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Proposal would build from<br>exisitng village centre but<br>also onto undeveloped<br>riased ground behind.<br>SNH Sutherland<br>Landscape Capacity<br>Study identify this site and<br>unlikely to accommodate<br>development due to<br>landscpae sensitivity       |            | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway line<br>river etc, which cou |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Proposal would build from<br>exisitng village centre but<br>also onto undeveloped<br>riased ground behind.<br>SNH Sutherland<br>Landscape Capacity<br>Study identify this site and<br>unlikely to accommodate<br>development due to<br>landscpae sensitivity       |            | -<br>proposal would be visually<br>intrusive in wider general<br>scenery   |
|     | •  | CULTURAL HERI  | TAGE       |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                 |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage                          |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural                                      |

|     | features  |  | heritage features  |
|-----|---|--|--|
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16g | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16h | O<br>Development can be<br>brought forward without<br>altering important  |  | O<br>Development can be<br>brought forward without<br>altering important aspects   |

| aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
|---|--|
|---|--|

## Lybster

| Site Name: LY01 Land sou<br>Land east of Main Street; I<br>Land west of the golf cour<br>Settlement: Lybster<br>Site size (ha): 5 |   |  |
|---|---|--|
| Preferred for<br>development: Part<br>preferred   | Preferred uses: Mixed<br>Use (Housing - Business) | Image: LY04       LY02       LY04 inghts reserved '100023369         Image: LY05       Image: LY05       Image: LY05         Image: LY08       Image: LY05       Image: LY05         Image: LY08       Image: LY05       Image: LY05         Image: LY08       Image: LY06       Image: LY05         Image: LY08       Image: LY06       Image: LY02         Image: LY08       Image: LY08       Image: LY02         Image: LY08       Image: LY08       Image: LY02         Image: LY08       Image: LY02       Image: LY02         Image: LY08       Image: LY02       Image: LY02         Image: LY08       Image: LY08       Image: LY08         Image: LY08       Image: LY08       Image: LY08         Image: LY08       Image: LY08       Image: LY08 |

|    | WATER/DRAINAGE CONSTRAINTS                       |  |  |   |  |  |
|----|--|--|--|---|--|--|
|    | Pre-Mitigation score                             | Comments   | Mitigation   | Post Mitigation Score                                   |  |  |
| 1a | x<br>Not Applicable                              |  |  | x<br>Not Applicable                                     |  |  |
| 1b | -<br>Development would<br>have a localised minor | Possible culvert on site and small watercourses. | No development<br>over culverts, no<br>further culverting, | 0<br>Development is unlikely to<br>have any significant |  |  |

|    | negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  |   | appropriate<br>buffering and<br>design of<br>watercourses into<br>development of site | effects on any water<br>bodies or water supply<br>source   |
|----|---|---|---|--|
| 1c | x<br>Not Applicable   | No water supply noted within 250m of site   |   | x<br>Not Applicable  |
|    |   | CLIMATE CHAI  | NGE   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |   |   | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |
| За | x<br>Not Applicable   | Site not identified in area<br>of flood, and no history of<br>flooding on site                                  |   | x<br>Not Applicable  |
| 4a | x<br>Not Applicable   | Not at coast  |   | x<br>Not Applicable  |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Open fields with little in<br>the way of field<br>boundaires or other<br>vegetation (some whin<br>bushes only). |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5b | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply   |
| 5c | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply   |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Open fields with little in<br>the way of field<br>boundaires or other<br>vegetation (some whin<br>bushes only). |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5e | 0<br>Unlikely to be any<br>impact on protected  |   |   | 0<br>Unlikely to be any impact   |

|    | species   |  |               | on protected species   |
|----|---|--|---------------|--|
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Adjacent to residential development and open fields. |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|    |   | SITE DELIVERABILITY/ SU                              | JSTAINABILITY |  |
|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |  |               | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain   | Possible access issues depending on use              |               | -<br>Proposal will put existing<br>road network under strain   |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |               | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |               | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | +<br>development could help<br>sustain existing services  |  |               | +<br>development could help<br>sustain existing services   |

| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated              |                          |  | 0<br>Potential minor constraint<br>that can be mitigated   |
|-----|--|--------------------------|--|--|
| 9b  | -<br>Connection not available<br>to the network but one<br>may be viable | Sewage capacity limited. | Some development<br>may be restricted<br>until sewerage<br>upgrading<br>complete.  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |  | HUMAN HEALTH AND R       | ECREATION  |  |
|     | Pre-Mitigation score   | Comments                 | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space            |                          | In line with Open<br>Space in New<br>Residential<br>Development<br>Supplementary<br>Guidance   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | +<br>Small scale increase in<br>open space                               |                          | In line with Open<br>Space in New<br>Residential<br>Development<br>Supplementary<br>Guidance   | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections     |                          | Potential linkages<br>could be<br>established with<br>existing kick-about<br>pitch and golf<br>course.Potential<br>linkages could be<br>established with<br>existing kick-about<br>pitch and golf<br>course. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections     |                          | Core paths could<br>be integrated into<br>development of the<br>area.  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections     |                          | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
|     | Γ  | WASTE AND NATURAL        | RESOURCES  |  |
|     | Pre-Mitigation score   | Comments                 | Mitigation   | Post Mitigation Score  |
| 11a | 0<br>Scale or type of  |                          |  | 0<br>Scale or type of proposal   |

|     | land or small amount of<br>contaminated soil<br>identified on site   | sidings (CA-RAL-1024) -   | here       | unlikely to effect contaminated land   |
|-----|--|---|------------|--|
| 11c | <br>Large-scale use of<br>Greenfield land  | Large scale in relation to the size of the village                                |            | -<br>Small scale use of<br>greenfield land   |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings |   |            | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   |   |            | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land  |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   |   |            | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                      |   |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby   |            | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |   |            | X<br>Not applicable to type or<br>location of development  |
|     |  | LANDSCAPI   | E          |  |
|     | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score  |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated   | Potential for disturbance<br>of neighbouring SAC and<br>SPA East Caithness Cliffs |            | -<br>proposal is within or<br>would affect a national or<br>local designated   |

|     | landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities   |   |  | landscape and would lead<br>to a minor loss or impact<br>on the key features or<br>qualities  |
|-----|--|---|--|---|
| 14b | X<br>N/A   |   |  | X<br>N/A  |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Backland sites which<br>have capacity for<br>development. | If designed to<br>reflect the historical<br>pattern of the<br>village it may<br>reduce the visual<br>impact and<br>complement it.          | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   |   | If designed to<br>reflect the historical<br>pattern of the<br>village it may<br>reduce the visual<br>impact and actually<br>complement it. | 0<br>proposal would not be<br>visually intrusive  |
|     | -  | CULTURAL HERI   | TAGE   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16b | 0  |   |  | ·   |
|     | Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features                   |   | retain historic<br>environment<br>features   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |

| 16d | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Adjacent to Lybster<br>Conservation Area which<br>includes many listed<br>buildings. | If designed to<br>reflect the historical<br>pattern of the<br>village it may<br>reduce the visual<br>impact and actually<br>complement it. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
|-----|---|--|--|--|
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |

| Site Name: LY03: Land we<br>LY10 Land south west of<br>Settlement: Lybster |  | Building and Build |
|--|--|--|
| Site size (ha): 2.2  |  |  |
| Preferred for<br>development: Preferred                                    | Preferred uses: Mixed<br>Use (Housing -<br>Employment) | LY10 Crown copyright. Issue  |

|  | LY03<br>LY03<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00<br>LY00 |
|--|--|
|--|--|

|    |  | WATER/DRAINAGE CO   | NSTRAINTS  |  |
|----|--|---|--|--|
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 1a | x<br>Not Applicable  |   |  | x<br>Not Applicable  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Record of water ponding<br>in gardens and flooding<br>from foul water sewer.                                  | Further<br>development at this<br>site should foul<br>water flood issues<br>in relatino to ditch<br>onsite | +<br>development will have a<br>small or local scale<br>positive impact on water<br>quality or water supply  |
| 1c | x<br>Not Applicable  | No water supply noted within 250m of site   |  | x<br>Not Applicable  |
|    |  | CLIMATE CHAI  | NGE  |  |
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  | 25 houses proposed, 10<br>already built.  |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk                         | Record of water ponding<br>in gardens and flooding<br>from foul water sewer. No<br>record of fluvial flooding | FRA may be<br>required. Drainage<br>improvements<br>requirement of<br>development                          | +<br>Provision of SUDS or<br>flood management plan<br>could address local<br>flooding issues   |
| 4a | x<br>Not Applicable  | Not at coast  |  | x<br>Not Applicable  |
|    |  | BIODIVERSITY, FLORA   | AND FAUNA  |  |
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 5a | 0<br>Unlikely to be any<br>impact on national or   |   |  | 0<br>Unlikely to be any impact<br>on national or local   |

| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road   | Existing access from Lybster.   | Drainage<br>improvements<br>required.  | 0<br>Proposal would be easily<br>accommodated by   |
|----|---|---|--|--|
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |   |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
|    |   | SITE DELIVERABILITY/ SU   | STAINABILITY   |  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting and<br>potential function<br>as green corridor. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |
| 5f | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply   |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |  | 0<br>Unlikely to be any impact<br>on protected species   |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Reisgill Burn SSSI<br>approx. 1km to SW,<br>(SNH Ancient Woodland/<br>Semi Natural Woodland). |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | East Caithness Cliffs approx. 1km to S.   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    | local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |  | conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |

|     | Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network  |  |   | existing Road Network  |
|-----|---|--|---|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Site access possible from existing footpath and road infrastructure.         |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | 0<br>appropriate school<br>capacity   |  |   | 0<br>appropriate school<br>capacity  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Record of water ponding<br>in gardens and flooding<br>from foul water sewer. | FRA may be<br>required, mitigation<br>of existing onsite<br>problems possible<br>with further<br>development.                           | +<br>Scale of the proposal will<br>address some localised<br>constraints   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  | Connection to<br>public sewer<br>required   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R   | ECREATION   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting and<br>enhance amenity of<br>open space. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | +<br>Small scale increase in<br>open space  |  | Potential to<br>enhance amenity<br>and provision of<br>open space at<br>south of site (668).  | +<br>Small scale increase in<br>open space   |

| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         | Directly adjacent to playing fields.                                    |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
|-----|--|---|---|---|
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         | Access via Road &<br>Highland Path Record<br>directly adjacent to site. |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
|     | 1  | WASTE AND NATURAL   | RESOURCES   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite  |   |   | X<br>N/A no brownfield land<br>onsite   |
| 11b | X<br>No contamination<br>present   | Noncalcareous gleys of Thurso Series.                                   |   | X<br>No contamination present   |
| 11c | -<br>Small scale use of<br>greenfield land   |   |   | -<br>Small scale use of<br>greenfield land  |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land |   |   | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land          |
| 12a | X<br>not applicable to type or<br>location of development                                    |   |   | X<br>not applicable to type or<br>location of development   |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             |   |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                         |
| 13a | +<br>Will facilitate sustainable<br>waste management at a<br>local scale                     |   | Scope for recycling<br>provision, or<br>improvement to<br>existing<br>settlement's<br>capacitiy.            | +<br>Will facilitate sustainable<br>waste management at a<br>local scale                              |
| 13b | -<br>Will increase use of<br>primary resources   |   |   | -<br>Will increase use of<br>primary resources  |

|     | 1  |   |  |   |
|-----|--|---|--|---|
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management<br>facilities nearby  |  | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |   |  | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAP  | E  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  | Within existing SDA,<br>current allocation 50%<br>developed.  |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | X<br>N/A   |   |  | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Within existing SDA,<br>current allocation 50%<br>developed.  |  | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   |   |  | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI   | TAGE   |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |   |  | X<br>Not applicable to type or<br>location of development   |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features            | Several HER sites<br>surround site, two of<br>which have buffers that<br>intersect the site (Lybster<br>Free Church). | Development of site<br>along northern<br>boundary (A9)<br>should take<br>account of setting<br>of nearby HER<br>sites. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16c | -<br>Development of site   | Several Category B & C listed building near site:   | Development of site along northern   | O<br>Development can be   |

|     | would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Portland arms Hotel<br>(empty); Quarter Braes<br>Cottages, shops &<br>dwelling. | boundary (A9)<br>should take<br>account of setting<br>of nearby listed<br>buildings. | brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                            |
|-----|---|---|--|--|
| 16d | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Lybster Conservation<br>Area approx. 250m to<br>south.                          | Development of site<br>should take<br>account of nearby<br>conservation area.        | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: LY06: Land a                         | t Shalligoe         |  |
|---|---------------------|--|
| Settlement: Lybster                             |                     | LY02 LY05<br>LY08 Alban<br>Cottage   |
| Site size (ha): 7                               |                     | LY06   |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A | Peth The Bodsch Cover State<br>Bonnee Peth The Crown copyright.<br>Skall Shallogo Shallogo All rights reserved 100023369 |

| WATER/DRAINAGE CONSTRAINTS |          |            |                       |  |  |
|----------------------------|----------|------------|-----------------------|--|--|
| Pre-Mitigation score       | Comments | Mitigation | Post Mitigation Score |  |  |

| 1a | -<br>Development would<br>have a minor negative<br>impact one or more<br>water bodies identified<br>in RBMP.   | There are a number of<br>small water courses<br>flowing through the site<br>into the sea (passing<br>through a SPA, SAC and<br>SSSI). The site also<br>bounds the sea to the<br>south.  | Appropriate<br>development<br>setbacks,<br>connection to public<br>sewer required.  | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source                           |  |  |
|----|--|---|---|---|--|--|
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Development of the whole<br>site would result in some<br>impact on the physical<br>water environment.   | Reduction in the<br>size of the<br>allocation and<br>make water bodies<br>a positive part of<br>the development-<br>riparian buffering,<br>appropriate surface<br>water drainage. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source                           |  |  |
| 1c | x<br>Not Applicable  | No water supply noted within 250m of site   |   | x<br>Not Applicable   |  |  |
|    |  |   | IGE   |   |  |  |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |   |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |  |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk                         | There are a number of<br>small water courses<br>flowing through the site<br>that haven't been<br>modelled in the flood<br>map. Additionally, a small<br>part of the site is within<br>the extent of the coastal<br>flood map. | FRA required.   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                 |  |  |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues  | Although the site adjoins<br>the sea the majority of the<br>site is in an elevated<br>position and is not<br>considered at risk of<br>impacting on coastal<br>erosion.  |   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                       |  |  |
|    | BIODIVERSITY, FLORA AND FAUNA  |   |   |   |  |  |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |  |
| 5a | <br>development of site<br>would have a significant<br>negative effect on the<br>integrity of a national,<br>local nature  | The number of designated<br>sites and the presence of<br>small watercourses and<br>proximity to the sea<br>means that the area will<br>likely have a high level of  | Relevant surveys to be carried out and mitigation identified.   | -<br>development of site would<br>have a minor negative<br>effect on the integrity of a<br>national, local nature<br>conservation designation |  |  |

|    | conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designate  | biodiversity.   |   | or Geodiversity site or<br>the qualities for which it<br>has been designated  |
|----|---|---|---|---|
| 5b | <br>development of site<br>would have a likely<br>significantly negative<br>effect on a Natura 2000<br>site   | East Caithness Cliffs -<br>habitat for nesting birds.   | Relevant surveys to<br>be carried out and<br>mitigation identified.<br>Setback from cliffs.   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | ??<br>Unknown   | Southern section includes<br>part of the SSSI Dunbeath<br>to Sgaps Geo but cannot<br>find details of this<br>designation.   |   | ??<br>Unknown   |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | <br>A protected species<br>licence will require to be<br>obtained in order for<br>development to proceed  | Likely to be some<br>protected species within<br>the site.  | Relevant surveys to<br>be carried out<br>(including birds<br>related to SPA<br>designation) and<br>mitigation identified.<br>Setback from cliffs<br>and water courses<br>may be required. | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | East Caithness Cliffs SAC desigated for geological value.   | Setback from cliffs.  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | The number of designated<br>sites and the presence of<br>small watercourses and<br>proximity to the sea<br>means that the area will<br>likely have a high level of<br>biodiversity. | Relevant surveys to<br>be carried out and<br>mitigation identified.<br>Setback from cliffs<br>and water courses<br>may be required.   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

|     |   | SITE DELIVERABILITY/ SU                        | JSTAINABILITY  |  |
|-----|---|--|--|--|
|     | Pre-Mitigation score  | Comments                                       | Mitigation   | Post Mitigation Score  |
| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |  |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a  | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                             | Possible access issues depending on use        |  | -<br>Proposal will put existing<br>road network under strain   |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | X<br>N/A  |  |  | X<br>N/A   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | -<br>Connection not available<br>to the network but one<br>may be viable  | Capacity issues at the sewage treatment works. | Await upgrading of<br>the treatment<br>works. All<br>development to be<br>connected to public<br>sewer | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R                             | ECREATION  |  |
|     | Pre-Mitigation score  | Comments                                       | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |  | Development could<br>be used to gain<br>greater access to<br>the shore line, e.g.                      | +<br>Small scale increase in<br>open space   |

|     |  |   | coastal paths.  |  |
|-----|--|---|---|--|
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | Development could<br>be used to gain<br>greater access to<br>the shore line, e.g.<br>coastal<br>paths.Development<br>could be used to<br>gain greater access<br>to the shore line,<br>e.g. coastal paths. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | Development could<br>be used to gain<br>greater access to<br>the shore line, e.g.<br>coastal paths.   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
|     |  | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  | Part of site was former<br>quarry                         |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site                        | Site includes a former<br>Quarry onsite (CA-MIN-<br>1510) | A site history would<br>be required in the<br>first instance should<br>a Planning<br>Application be<br>submitted  | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land  |
| 11c | -<br>Small scale use of<br>greenfield land   |   |   | -<br>Small scale use of<br>greenfield land   |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings |   |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings                             |
| 12a | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   | Noncalcareous gleys                                       |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land  |

| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land                       | Grazing land.<br>Uncultivated.  |   | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land                          |
|-----|--|---|---|--|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |
| 13c | ??<br>Unknown  | No details on the nature of development   |   | ??<br>Unknown  |
| 13d | ??<br>Unknown  | No details on the nature of development   |   | ??<br>Unknown  |
|     |  | LANDSCAPE   | 1   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 14a | X<br>N/A   |   |   | X<br>N/A   |
| 14b | X<br>N/A   |   |   | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | Adjacent to some of the<br>more recent development<br>at Lybster and within a<br>more seculded location<br>within the village,<br>provided cliff section is<br>omitted from<br>development.   | Omit cliff section<br>from development  | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | ??<br>Unknown  | Very dependent on nature<br>of development. Adjacent<br>to some of the more<br>recent development at<br>Lybster and within a more<br>seculded location within<br>the village, provided cliff<br>section is omitted from<br>development. | Omit cliff section<br>from development.<br>Further information<br>is required on the<br>scale and nature of<br>proposal to make<br>an informed<br>judgement | ??<br>Unknown  |
|     |  | CULTURAL HERI   | TAGE  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development  |

| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
|-----|---|--|---|--|
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Development could have<br>a detrimental impact on<br>the historic character of<br>Lybster (,e.g.<br>conservation area and<br>listed buildings) | Siting and design<br>would be<br>particularly<br>important. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16d | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Development could have<br>a detrimental impact on<br>the historic character of<br>Lybster (,e.g.<br>conservation area and<br>listed buildings) | Siting and design<br>would be<br>particularly<br>important. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage             |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |

| features |  |  |
|----------|--|--|
|          |  |  |

| Site Name: LY07: Land south of Harbour Road; LY08:<br>Land north of Harbour Road; LY09: Land north west<br>of Russel Street<br>Settlement: Lybster<br>Site size (ha): 6.6 |                     | HARBOUR ROAD                                      |
|---|---------------------|---|
| Preferred for<br>development: Non-<br>preferred   | Preferred uses: N/A | Crown copyright:<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |   |   |  |  |
|----|---|--|---|---|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |  |  |
| 1a | x<br>Not Applicable   | Connection of site to<br>Lybster Public Sewer                  | Protection to water<br>course to NW of<br>site from runoff and<br>diffuse pollution by<br>adequate buffering. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | Site adjacent to existing fresh and wastewater infrastructure. | Protection to water<br>course to NW of<br>site from runoff and<br>diffuse pollution by<br>adequate buffering. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |  |
| 1c | x<br>Not Applicable   | No existing water supplies within 250m of site.                |   | x<br>Not Applicable   |  |  |
|    | CLIMATE CHANGE  |  |   |   |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |  |  |
| 2a | 0<br>Small scale proposal 1-  | 32 house development on  |   | 0<br>Small scale proposal 1-49  |  |  |

SAC01-Site Assessment Checklist

|    | 49 houses or less than<br>2ha of<br>employment/industrial<br>land   | 6.6ha land  |                                       | houses or less than 2ha<br>of employment/industrial<br>land   |
|----|---|---|---------------------------------------|---|
| За | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk          | Small area of Pluvial<br>Floodrisk noted to east of<br>site. Coastal flood risk<br>within 200m, but site<br>elevated significantly from<br>coastline. | Drainage<br>improvements<br>required. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | x<br>Not Applicable   | S boundary of site within<br>200m of coast, but site<br>elevated significantly from<br>coastline.   |                                       | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA                             |   |
|    | Pre-Mitigation score  | Comments  | Mitigation                            | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | East Caithness Cliffs SPA<br>within 300m S. Cliff<br>habitat for internationally<br>important populations of<br>sea birds.                            |                                       | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | X<br>N/A no designations<br>apply   |   |                                       | X<br>N/A no designations apply  |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site within 300m E of<br>Reisgill Burn SSSI.  |                                       | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site within 300m E of<br>Reisgill Ancient, Semi-<br>Natural and Long<br>Established woodland<br>site.   |                                       | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |                                       | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or                      |   |                                       | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

|    | scale of proposal   |  |  |  |
|----|---|--|--|--|
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Site connects to existing<br>settlement. Large sections<br>(N and S of site) are<br>developing greenfield<br>currently rough grazing<br>land.  | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting and<br>potential function<br>as green corridor. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a | -<br>Minor exposed site with<br>minimal shelter from<br>topography or<br>vegetation. North west<br>facing slope or flat site  | Relatively flat site, but on<br>elevated position near<br>(~300m) coast, therefore<br>exposed. Slope at S edge<br>site.  | Sensitive siting and<br>design, landscaping<br>and planting to<br>improve shelter.   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain   | Access may be an issue,<br>expecially at junction.<br>Possible slope issues.<br>Check plots at edge of<br>slope for erosion.   | Possible slope<br>issues. Check plots<br>at edge of slope for<br>erosion.  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | +<br>Opportunity to improve<br>local access issues  | Bayview to Harbour Road<br>(Blackpath) Core Path<br>intersects W boundary of<br>site.  | Scope to enhance<br>this access path<br>and improve<br>connectivity to<br>adjacent Highland<br>Path Record paths.                              | +<br>Opportunity to improve<br>local access issues   |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Site is within walking<br>distance to Lybster<br>Settlement Centre, which<br>provides a range of<br>facilities including a<br>Doctor's Surgery, Post<br>Office, two shops and a<br>bus stop. |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | +<br>development could help<br>sustain existing services  | Wick High at around 70%<br>capacity, Lybster Primary<br>at around 50%  | Wick High at<br>around 70%<br>capacity, Lybster<br>Primary at around<br>50%  | +<br>development could help<br>sustain existing services   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead Lines pass through site.  |  | 0<br>Potential minor constraint<br>that can be mitigated   |

| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site | Water mains are available onsite  | all development<br>requires connection<br>to public sewer  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|-----|---|---|--|--|
|     |   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network    | Scope to improve habitat<br>and amenity value of site.<br>Housing capacity of site<br>provides developer<br>requirement of open<br>space 'Open Space in<br>New Residential<br>Development SG. | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting and<br>potential function<br>as green corridor.   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | 0<br>There will be no net<br>increase in open space   | Development of site will<br>occupy areas of existing<br>but unused openspace.   | Potential to<br>enhance and<br>improve open<br>spaces and their<br>amenity value<br>through master<br>planning.  | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Development of site will<br>occupy areas of existing<br>but unused openspace.   | Potential to<br>enhance and<br>improve open<br>spaces and their<br>amenity value<br>through master<br>planningPotential to<br>enhance and<br>improve open<br>spaces and their<br>amenity value<br>through master<br>planning | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Network of existing<br>Highland Path Records<br>surround site   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network    | Scope to improve habitat<br>and amenity value of site.  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
|     |   | WASTE AND NATURAL   | RESOURCES  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land   |   |  | X<br>N/A no brownfield land  |

|     | onsite   |   |  | onsite   |
|-----|--|---|--|--|
| 11b | X<br>No contamination<br>present   | From Contaminated Land<br>team: Records indicated<br>possible Lybster tip, from<br>site investigation findings<br>in support of Planning<br>Application<br>05/00043/OUTCA, no<br>infilling was observed,<br>therefore no comment on<br>this site. |  | X<br>No contamination present  |
| 11c | <br>Large-scale use of<br>Greenfield land  | Considered largescale relative to the size of the existing settlement.  | Sensitive siting and<br>design, landscaping<br>and planting to<br>enhance landscape<br>setting.                        | <br>Large-scale use of<br>Greenfield land  |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land |   |  | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land |
| 12a | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             | Soils are Noncalcareous<br>gleys of Thurso Series<br>(~10% C content).  |  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             | Loss of greenfield land,<br>currently used as grazing.<br>No data available of LCA<br>category of site. Extensive<br>similar land available in<br>immediate surroundings.   |  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                |
| 13a | +<br>Will facilitate sustainable<br>waste management at a<br>local scale                     |   | Size of<br>development can<br>require recycling<br>facilities, or<br>improvements to<br>existing nearby<br>facilities. | +<br>Will facilitate sustainable<br>waste management at a<br>local scale                     |
| 13b | -<br>Will increase use of<br>primary resources   | Development will require<br>use of promary resources<br>for construction.   |  | -<br>Will increase use of<br>primary resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development                                 | No waste management facilities nearby   |  | X<br>Not applicable to type or<br>location of development                                    |
| 13d | X<br>Not applicable to type<br>or location of<br>development                                 |   |  | X<br>Not applicable to type or<br>location of development                                    |
|     |  | LANDSCAPE   |  |  |

|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
|-----|--|---|---|---|
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  | Site within existing SDA  |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast  | Site within existing SDA  |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast   |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Site within existing SDA  |   | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Site within existing SDA  |   | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI   | TAGE  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   | No scheduled monuments on or near site.   |   | X<br>Not applicable to type or<br>location of development   |
| 16b | X<br>Not applicable to type<br>or location of<br>development   |   |   | X<br>Not applicable to type or<br>location of development   |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  | Multiple Category B & C<br>listed buildings along E<br>boundary of site, with<br>several of these buildings'<br>buffers intersecting the<br>site. | Development of the<br>site should take<br>account of the<br>Listed Buildings<br>present. Sensitive<br>design, landscaping<br>and planting to<br>afford adequate<br>protection to listed<br>building and the<br>character of the<br>existing<br>streetscape. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16d | -  | Site's E boundary is  | Development of the  | 0   |

|     | Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  | shared with Lybster<br>Conservation Area, listed<br>for its local townscape<br>character. | site should take<br>account of the<br>conservation area.<br>Sensitive design,<br>landscaping and<br>planting to afford<br>adequate<br>protection to listed<br>building and the<br>character of the<br>existing<br>streetscape. | Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features      |
|-----|---|---|--|--|
| 16e | X<br>Not applicable to type<br>or location of<br>development  | No Inventory Gardens of<br>Designed Landscapes<br>present onsite.                         |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  | No Inventory Historic<br>Battelfields present<br>onsite.                                  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  | No World Heritage Sites present onsite.   |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   | Development of the<br>site should take<br>account of the<br>historic<br>environment<br>interests of Lybster.   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

## Thurso

| Site Name: Land at Holb<br>of Scrabster Community<br>Place)<br>Settlement: Thurso/Scra | orn Place (TS15: Land North<br>Hall) TS20: Land at Holborn<br>bster | TS20<br>TS15  |
|--|---|---|
| Site size (ha): 1.7  |   | TS19<br>All rights reserved 100023369   |
| Preferred for<br>development: Part<br>Preferred  | Preferred uses: N/A   | TS19<br>All rights reserved 100023369<br>TS20<br>TS20<br>TS15<br>TS20<br>TS20<br>TS20<br>TS20<br>TS20<br>TS20<br>TS20<br>TS20 |

|    | WATER/DRAINAGE CONSTRAINTS  |   |            |   |
|----|---|---|------------|---|
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |
| 1a | x<br>Not Applicable   |   |            | x<br>Not Applicable   |
| 1b | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site  |            | x<br>Not Applicable   |
| 1c | x<br>Not Applicable   |   |            | x<br>Not Applicable   |
|    |   | CLIMATE CHAI  | NGE        |   |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |   |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                 |
| 3а | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | The site is not within the<br>extent of the flood map<br>and there has been no<br>record of flooding.<br>However, the effects of<br>the small watercourses<br>should be considered. |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues |
| 4a | x   | Not at coast  |            | x   |

|    | Not Applicable  |                         |               | Not Applicable  |
|----|---|-------------------------|---------------|---|
|    |   | BIODIVERSITY, FLORA     | AND FAUNA     |   |
|    | Pre-Mitigation score  | Comments                | Mitigation    | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                         |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                         |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                         |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                         |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |                         |               | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                         |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                         |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU | ISTAINABILITY |   |

|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
|-----|---|--|--|--|
| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |  |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  | Scrabster does not have<br>any facilities but has<br>regular bus transport.                                      |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | +<br>development could help<br>sustain existing services  |  |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | LV OHL crossing part of<br>the site but it is expected<br>this would be deal with as<br>part of any development. |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R   | ECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   | Area is used informally as<br>openspace. Access<br>officer suggests allocated                                    | Depending on the<br>size of the<br>development there | +<br>Small scale increase in<br>open space   |

|            |  | for openspace uses.               | may be potential for<br>a new playpark to<br>be created in line<br>with the Council's<br>Open space<br>supplementary<br>guidance. |  |  |  |  |  |
|------------|--|-----------------------------------|---|--|--|--|--|--|
| 10c        | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                                   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |  |  |  |  |
| 10d        | -<br>Proposal would<br>fragment key access<br>networks or open space<br>and/ or Proposal would<br>have a minor negative<br>impact on the quality of<br>existing open space or<br>access networks   | Core path to the west of the site | Developer<br>requirement to<br>maintain public<br>access to core path   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |  |  |  |  |
| 10e        | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                                   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |  |  |  |  |
|            |  | WASTE AND NATURAL                 | WASTE AND NATURAL RESOURCES   |  |  |  |  |  |
|            |  |                                   |   |  |  |  |  |  |
|            | Pre-Mitigation score   | Comments                          | Mitigation  | Post Mitigation Score  |  |  |  |  |
| 11a        | <b>Pre-Mitigation score</b><br>X<br>N/A no brownfield land<br>onsite   | Comments                          | Mitigation  | X         N/A no brownfield land onsite  |  |  |  |  |
| 11a<br>11b | X<br>N/A no brownfield land  | Comments                          | Mitigation  | X<br>N/A no brownfield land  |  |  |  |  |
|            | X<br>N/A no brownfield land<br>onsite<br>X<br>No contamination   | Comments                          | Mitigation  | X<br>N/A no brownfield land<br>onsite<br>X   |  |  |  |  |
| 11b        | X<br>N/A no brownfield land<br>onsite<br>X<br>No contamination<br>present<br>-<br>Small scale use of   | Comments                          | Mitigation  | X<br>N/A no brownfield land<br>onsite<br>X<br>No contamination present<br>-<br>Small scale use of  |  |  |  |  |
| 11b<br>11c | X<br>N/A no brownfield land<br>onsite<br>X<br>No contamination<br>present<br>-<br>Small scale use of<br>greenfield land<br>X<br>No opportunities to<br>make use of brownfield<br>land or remediate | Comments                          | Mitigation  | X<br>N/A no brownfield land<br>onsite<br>X<br>No contamination present<br>-<br>Small scale use of<br>greenfield land<br>X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated |  |  |  |  |

| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |                                       |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|-----|---|---------------------------------------|------------|--|
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |                                       |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby |            | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development  |                                       |            | X<br>Not applicable to type or<br>location of development  |
|     |   | LANDSCAP                              | E          |  |
|     | Pre-Mitigation score  | Comments                              | Mitigation | Post Mitigation Score  |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes                                     |                                       |            | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast |                                       |            | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast          |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape                                      |                                       |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  |                                       |            | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HER                          | ITAGE      |  |
|     | Pre-Mitigation score  | Comments                              | Mitigation | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites                            |                                       |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain |

|     | and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |  | the setting of cultural heritage features  |
|-----|---|--|--|
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16g | O<br>Development can be   |  | O<br>Development can be  |

|     | brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features                            |  | brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                            |
|-----|---|--|--|
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: Land South of Scrabster Mains Farm<br>(TS01: Land at Scrabster Mains Farm, TS03: Land<br>North West of Thurso Business Park)<br>Settlement: Thurso/Scrabster |                            | States TS19 Bross   |
|---|----------------------------|---|
| Site size (ha): 34<br>Preferred for<br>development: Preferred   | Preferred uses: Industrial | TS03<br>Crown copyright<br>All rights reserved 100023369<br>Coven copyright<br>All rights reserved 100023369<br>Crown copyright<br>Crown |

|    | WATER/DRAINAGE CONSTRAINTS |  |            |                       |  |
|----|----------------------------|--|------------|-----------------------|--|
|    | Pre-Mitigation score       | Comments   | Mitigation | Post Mitigation Score |  |
| 1a | x<br>Not Applicable        | Burnside Burn to the south of the area has a Good status.                                  |            | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable        | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site |            | #N/A                  |  |
| 1c | x<br>Not Applicable        |  |            | x<br>Not Applicable   |  |
|    | CLIMATE CHANGE             |  |            |                       |  |

|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
|----|--|---|---|--|
| 2a | <br>500+ houses or 20ha +<br>of industrial or<br>employment land.<br>Proposal is significantly<br>far from existing centres<br>population or similar<br>uses and/or Proposal<br>will cause a significant<br>increase in use of<br>private car (Co2<br>emissions) | Large scale expansion of<br>the town including a mix<br>of uses.  |   | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |
| За | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk   | Part of the site is within<br>the extent of the flood<br>map and therefore may<br>be at risk of fluvial<br>flooding. The topography<br>of the site is such that the<br>flood plain is quite wide.             | FRA required for<br>parts of the site.<br>Development<br>setbacks may also<br>be required.  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a | x<br>Not Applicable  | Far enough away from the sure to have no signifcant impact on coastal processes.  |   | x<br>Not Applicable  |
|    |  | BIODIVERSITY, FLORA   | AND FAUNA   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  | The area is almost<br>exclusively open and<br>realtively flat agricultural<br>land. There are several<br>field boundaries with<br>ditches but there is little<br>vegetation and limited<br>ecologicial value. | Development of the<br>area could make<br>positive features of<br>the watercourses<br>and with vegetation<br>planting could<br>encourage more<br>wildlife. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|    |  |   |   |  |

| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|----|--|--|---|--|
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species  |  |   | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  | Gleys  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  | the site can offer little by<br>way of habitats or<br>biodiversity.  | masterplanned<br>development of this<br>large area to the<br>west of Thurso to<br>encourage some<br>biodiversity, e.g.<br>structural planting,<br>hedgerows, buffers<br>around<br>watercourses. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |
|    |  | SITE DELIVERABILITY/ SU  | STAINABILITY  |  |
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc  | Site generally slopes from<br>west to east and is<br>realtively flat.  |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | <br>No opportunity to<br>connect to existing road<br>network and or Existing<br>road network cannot<br>accommodate extra<br>traffic generated<br>No opportunity to<br>connect to existing road<br>network and or Existing<br>road network cannot<br>accommodate extra<br>traffic generated | Development of this area<br>would put considerable<br>pressure on key junctions<br>onto the A9 and several<br>other roads. | New access road<br>from the A9 is<br>proposed as part of<br>the development of<br>the enterprise area.<br>Thurso Bypass may<br>also be more<br>viable.  | +<br>Proposal would not<br>generate traffic or require<br>a connection   |
| 7b |  |  |   |  |

|     | access  |  |  | connections and access   |
|-----|---|--|--|--|
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections        |  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections     |
| 8b  | +<br>development could help<br>sustain existing services  | Business development<br>essential for addressing<br>issues associated with<br>Dounreay closing down. |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |  |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R   | ECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  | In line with the<br>Council's Open<br>Space in New<br>Residential<br>Development<br>Supplementary<br>Guidance. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network    |
| 10b | 0<br>There will be no net<br>increase in open space   |  | In line with the<br>Council's Open<br>Space in New<br>Residential<br>Development<br>Supplementary              | +<br>Small scale increase in<br>open space   |
|     |   |  | Guidance.  |  |

| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                             |  |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                          |
|-----|--|--|---|---|
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                             |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                          |
|     |  | WASTE AND NATURAL  | RESOURCES   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 11a | X<br>N/A no brownfield land<br>onsite  |  |   | X<br>N/A no brownfield land<br>onsite   |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land                        |  |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land                     |
| 11c | <br>Large-scale use of<br>Greenfield land  |  |   | <br>Large-scale use of<br>Greenfield land   |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land     |  |   | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land  |
| 12a | X<br>not applicable to type or<br>location of development  | Gleys  |   | X<br>not applicable to type or<br>location of development                                     |
| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land | Some 3.2 but mainly 4.1<br>but this is realtively high<br>for Caithness. |   | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                        |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                     |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources            |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources         |
| 13c | X<br>Not applicable to type<br>or location of<br>development                                     | No waste management facilities nearby                                    |   | X<br>Not applicable to type or<br>location of development                                     |
| 13d | 0  | site is located near waste   |   | 0   |

|     | No significant impact on<br>the amount of waste<br>going to landfill   | producers and therefore<br>complies well with ZWP<br>locational criteria   |   | No significant impact on<br>the amount of waste<br>going to landfill   |  |  |  |
|-----|--|--|---|--|--|--|--|
|     | LANDSCAPE  |  |   |  |  |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |  |  |  |
| 14a | X<br>N/A   |  |   | X<br>N/A   |  |  |  |
| 14b | X<br>N/A   |  |   | X<br>N/A   |  |  |  |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Development would<br>increase the settlement<br>boundary but<br>development between<br>Thurso and Scrabster<br>appears a natural<br>direction for the area to<br>grow. | Good siting and<br>design, landscpaing<br>and relevant<br>development<br>setbacks from key<br>features. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |  |  |  |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Development would<br>increase the settlement<br>boundary but<br>development between<br>Thurso and Scrabster<br>appears a natural<br>direction for the area to<br>grow. | Good siting and<br>design, landscpaing<br>and relevant<br>development<br>setbacks from key<br>features. | 0<br>proposal would not be<br>visually intrusive   |  |  |  |
|     |  | CULTURAL HER   | ITAGE   |  |  |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |  |  |  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development  |  |  |  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              |  | Arch mitigation<br>(evaluation) would<br>be required  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |  |  |  |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of   |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural                      |  |  |  |

|     | cultural heritage<br>features   |  | heritage features  |
|-----|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: Thurso East Expansion (TS14: Site at<br>Mountpleasant, TS17: Thurso East Expansion)<br>Settlement: Thurso/Scrabster |                     |  |
|--|---------------------|--|
| Site size (ha): 66.9   |                     | TS14<br>TS14<br>tpleasal.  |
| Preferred for<br>development: Part<br>Preferred  | Preferred uses: N/A | TS18<br>TS18<br>TS12<br>TS12<br>TS12<br>TS12<br>TS12<br>TS14<br>TS14<br>TS14<br>TS14<br>TS14<br>TS14<br>TS14<br>TS14 |

|    |   | WATER/DRAINAGE CO  | NSTRAINTS   |  |
|----|---|--|---|--|
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 1a | -<br>Development would<br>have a minor negative<br>impact one or more<br>water bodies identified<br>in RBMP.  | The current status of the<br>local waters is generally<br>Good / High.<br>Sewage discharge is a<br>pressure noted by the<br>RBMP tool.   | New development<br>would be subject to<br>suitable measures<br>to avoid release of<br>contaminants. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |
|    |   | Substantial new<br>development has the<br>potential to increase<br>pressure on the existing<br>sewerage network.   |   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  | The current status of the<br>local waters is generally<br>Good / High.<br>Sewage discharge is a<br>pressure noted by the<br>RBMP tool.<br>Substantial new<br>development has the<br>potential to increase<br>pressure on the existing<br>sewerage network. | New development<br>would be subject to<br>suitable measures<br>to avoid release of<br>contaminants. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |
| 1c | x<br>Not Applicable   | No water supplies noted<br>within 250m of the<br>development site.   |   | x<br>Not Applicable  |
|    |   | CLIMATE CHAN   | NGE   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car | More details of proposal<br>required to exactly<br>determine this question.  |   | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Potnetial flood risk from<br>small water course which<br>flows along south<br>boundary of site. FRA<br>may be required.  | Flood Risk<br>Assessment<br>required.   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a | 0<br>Due to scale or type of  |  |   | 0<br>Due to scale or type of   |

|    | proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues   |  |  | proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues   |
|----|---|--|--|---|
|    |   | BIODIVERSITY, FLORA  | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Hedgerows could<br>potentially provide<br>connectivity to wildlife<br>across the site. Significant<br>part of the site lies<br>between two semi natural<br>woodland areas. Potential<br>for protected species<br>unknown.<br>Potential for protected<br>species unknown. | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of<br>existing features<br>providing<br>connectivity to<br>wildlife. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Within the River Thurso<br>SAC catchment area  | Connection to public sewer   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Site adjoins area of semi<br>natural woodland (Lady<br>Janet's Wood).  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | ??<br>Unknown   | Surrounding tree belts may contain bats.   | Protected species<br>survey may be<br>required for future<br>development.  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation  | edgerows could<br>potentially provide<br>connectivity to wildlife<br>across the site. Significant<br>part of the site lies<br>between two semi natural<br>woodland areas. Potential  | Scope to create<br>green networks<br>based on straight<br>watercourse that<br>runs through site,<br>and bits of<br>woodland on   | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |

|    | designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated   | for protected species<br>unknown.   | boundary of site.   |  |
|----|---|---|---|--|
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 6a | -<br>Minor exposed site with<br>minimal shelter from<br>topography or<br>vegetation. North west<br>facing slope or flat site  | Site lies on exposed coastal terrain.   | Opportunity to<br>provide shelterbelts<br>and sensitively<br>design<br>development to<br>avoid the most<br>exposed locations. | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |   |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co | Close to town centre but<br>economic development<br>for marine renewables is<br>focused on west of the<br>town. |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | 0<br>appropriate school<br>capacity   |   |   | 0<br>appropriate school<br>capacity  |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of   |   |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |

|     | the site   |   |  |   |
|-----|--|---|--|---|
|     |  | HUMAN HEALTH AND R  | ECREATION  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space  |   |  | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution<br>to green network or<br>connectivity of open<br>space                                  | Any new residential<br>development of over 4<br>dwellings is required to<br>provide a suitable amount<br>of open space. |  | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution to<br>green network or<br>connectivity of open<br>space |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
| 10d | -<br>Proposal would<br>fragment key access<br>networks or open space<br>and/ or Proposal would<br>have a minor negative<br>impact on the quality of<br>existing open space or<br>access networks | Development may<br>adversley affect access<br>connections between<br>Thurso Castle and Lady<br>Janet's wood.            | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts. Retention<br>of existing access<br>routes. | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
| 10e | -<br>The proposal does not<br>connect or relate well to<br>existing open space or<br>access networks or<br>green networks  | Development may<br>adversley affect access<br>connections between<br>Thurso Castle and Lady<br>Janet's wood.            | ++<br>Creates new open<br>space, new access<br>network or makes<br>significant<br>contribution to<br>green network                       | ++<br>Creates new open space,<br>new access network or<br>makes significant<br>contribution to green<br>network   |
|     |  | WASTE AND NATURAL   | RESOURCES  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 11a | 0<br>Scale or type of<br>proposal unlikely to<br>effect brownfield land  |   |  | 0<br>Scale or type of proposal<br>unlikely to effect<br>brownfield land   |
| 11b | X<br>No contamination<br>present   | No potentially<br>contaminative sources<br>identified onsite/ offsite   |  | X<br>No contamination present   |
| 11c | <br>Large-scale use of<br>Greenfield land  |   |  | <br>Large-scale use of<br>Greenfield land   |
| 11d | 0<br>Scale or type of  |   |  | 0<br>Scale or type of proposal  |

|     | proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings   |  |  | unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings   |
|-----|---|--|--|--|
| 12a | <br>Will cause significant<br>disturbance of carbon<br>rich soils/wetlands  | Site in an area of blanket peat coverage.  | Development<br>setback from areas<br>of peatland     | -<br>Minor disturbance of<br>carbon rich soils/wetlands  |
| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land  | Existing agricultural land on site is noted.   |  | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |
| 13c | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill   | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria                             |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |   | LANDSCAPI  | Ē  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 14a | X<br>N/A  |  |  | X<br>N/A   |
| 14b | X<br>N/A  |  |  | X<br>N/A   |
| 15a | <br>Development isolated<br>and not in an existing<br>settlement boundary<br>and/ or Development of<br>site would land lock<br>other sites or impact on<br>existing connectivity in a<br>settlement | Development represents<br>a substantial expansion of<br>the settlement which is<br>not well related to the<br>existing urban edge. | Masterplan would<br>be required to<br>lessen impacts | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway line<br>river etc, which cou |
| 15b | <br>Visually disruptive,<br>incongruous and out of<br>character to the  | Development represents<br>a substantial expansion of<br>the settlement which is<br>not well related to the                         | Masterplan would<br>be required to<br>lessen impacts | -<br>proposal would be visually<br>intrusive in wider general<br>scenery   |

|     | surrounding landscape<br>and/ or proposal would<br>be visually intrusive in a<br>valued or sensitive view   | existing urban edge.  |  |  |
|-----|---|---|--|--|
|     |   | CULTURAL HERI   | TAGE   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | No significant issue.   | Mitigation may be<br>required in certain<br>targetted areas. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Thurso East Lodge is a B<br>Listed Building. Further<br>modern development<br>would impact on the<br>urban edge nature of its<br>setting. |  | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without  |   |  | O<br>Development can be<br>brought forward without   |

| altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of |  | altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural |
|--|--|---|
| maintain the setting of cultural heritage features   |  | the setting of cultural heritage features   |

|  | rabster                     | Cottage 11  |
|--|-----------------------------|---|
| Site size (ha): 11.9                       |                             | Aterfalls<br>TS15 TS20<br>TS15 TS20<br>TS15 TS20<br>TS15 TS20<br>TS15 TS20<br>TS20<br>TS15 TS20<br>TS15 TS15 TS20<br>TS15 TS15 TS15 TS15 TS15 TS15 TS15 TS15 |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Industry | TS19 37-2 Crown copyright.<br>7 All rights reserved 100023369   |

|    | WATER/DRAINAGE CONSTRAINTS   |   |  |   |  |  |
|----|--|---|--|---|--|--|
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |  |
| 1a | x<br>Not Applicable  | Adjoins Thurso Bay -<br>current status is High.                       |  | x<br>Not Applicable   |  |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Phase 2 of the Harbour<br>Trust's plans include a<br>deepwater basin. | Further expansion<br>plans to be fully<br>assessed and<br>mitigation identified. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source     |  |  |
| 1c | x<br>Not Applicable  |   |  | x<br>Not Applicable   |  |  |
|    |  |   | NGE  |   |  |  |
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |   |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                           |  |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk                         | Some flood risk noted by<br>SEPA                                      | FRA required   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues           |  |  |
| 4a | -<br>Site is in an area of<br>minor coastal erosion<br>and/ or Will have a<br>minor negative impact<br>on coastal erosion  |   | Further expansion<br>plans to be fully<br>assessed and<br>mitigation identified. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues |  |  |
|    |  | BIODIVERSITY, FLORA   | AND FAUNA  |   |  |  |
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |  |

| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Due to the amount of<br>activity which already<br>exists at the site it is<br>assumed that ecological<br>value is relatively low in<br>the area. |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|----|---|--|--|---|
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | North Caithness Cliffs<br>SPA which supports<br>breeding seabirds  | Further expansion<br>plans to be fully<br>assessed and<br>mitigation identified. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Holborn Head SSSI<br>designated for geological<br>value (Silurian - Devonian<br>Chordata and maritime<br>cliff)                                  | Further expansion<br>plans to be fully<br>assessed and<br>mitigation identified. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    | Γ   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |

|     | by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |   |  | topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc  |
|-----|---|---|--|--|
| 7a  | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain   | Constraints within Thurso<br>town centre  | Development of<br>Scrabster Harbour<br>may encourage<br>investment in the<br>Thurso Bypass | +<br>Proposal would not<br>generate traffic or require<br>a connection   |
| 7b  | -<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access<br>that can be mitigated   | Constraints within Thurso<br>town centre  | Development of<br>Scrabster Harbour<br>may encourage<br>investment in the<br>Thurso Bypass | +<br>Opportunity to improve<br>local access issues   |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |   |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | ++<br>development will make a<br>significant contribution<br>to sustaining local<br>services  | Harbour development<br>could become increasinly<br>important to the local<br>economy. |  | ++<br>development will make a<br>significant contribution to<br>sustaining local services  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R  |  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0   |   |  | 0  |

|            | Unlikely to have any<br>impact on existing open<br>space   |   |   | Unlikely to have any<br>impact on existing open<br>space  |  |
|------------|--|---|---|---|--|
| 10b        | 0<br>There will be no net<br>increase in open space  |   |   | 0<br>There will be no net<br>increase in open space   |  |
| 10c        | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  |
| 10d        | -<br>Proposal would<br>fragment key access<br>networks or open space<br>and/ or Proposal would<br>have a minor negative<br>impact on the quality of<br>existing open space or<br>access networks                           | Potential to impact on the<br>core path to Holborn<br>Head Lighthouse | Protection of the core path.  | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  |
| 10e        | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  |
|            | WASTE AND NATURAL RESOURCES  |   |   |   |  |
| j          |  |   |   |   |  |
|            | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |
| 11a        | Pre-Mitigation score<br>0<br>Scale or type of<br>proposal unlikely to<br>effect brownfield land  | Comments  | Mitigation  | Post Mitigation Score 0 Scale or type of proposal unlikely to effect brownfield land  |  |
| 11a<br>11b | 0<br>Scale or type of<br>proposal unlikely to  | Comments  | Mitigation  | 0<br>Scale or type of proposal<br>unlikely to effect  |  |
|            | 0<br>Scale or type of<br>proposal unlikely to<br>effect brownfield land<br>0<br>Scale or type of<br>proposal unlikely to   | Comments  | Mitigation  | 0<br>Scale or type of proposal<br>unlikely to effect<br>brownfield land<br>0<br>Scale or type of proposal<br>unlikely to effect   |  |
| 11b        | 0<br>Scale or type of<br>proposal unlikely to<br>effect brownfield land<br>0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land<br>0<br>Scale or type of<br>proposal unlikely to<br>result in loss of | Comments  | Mitigation  | 0<br>Scale or type of proposal<br>unlikely to effect<br>brownfield land<br>0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land<br>0<br>Scale or type of proposal<br>unlikely to result in loss of |  |

| -   | 1  | 1  |            |  |
|-----|--|--|------------|--|
| 12b | X<br>not applicable to type or<br>location of development  |  |            | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |  |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |            | X<br>Not applicable to type or<br>location of development  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria   |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |  | LANDSCAPE  | =          |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 14a | X<br>N/A   |  |            | X<br>N/A   |
| 14b | X<br>N/A   |  |            | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape           | The harbour already<br>exists and is not visible<br>from the north or west due<br>to ground levels. Further<br>development at the<br>harbour will have limited<br>impact on the landscape. |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive   | The harbour already<br>exists and is not visible<br>from the north or west due<br>to ground levels. Further<br>development at the<br>harbour will have limited<br>impact on the landscape. |            | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI  | TAGE       |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain |

|     | and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |  |   | the setting of cultural<br>heritage features   |
|-----|---|--|---|--|
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | C-listed Ice House and B-<br>Listed Holborn Head<br>Lighthouse could be<br>impacted by development | Ensure<br>development takes<br>into account the<br>setting of these<br>listed building. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: TS04: I<br>Provost Cormack      | Land North West of<br>Drive   | TS05 36 TS06 TS18                                       |
|--|---|---|
| Settlement: Thurso                         | o/Scrabster   | Business<br>Estate                                      |
| Site size (ha): 27.5                       |   | THTS04SO  |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Mixed Use (Business<br>- Housing -<br>Community) | 77<br>0 TS10<br>0 TS16<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |   |   |  |
|----|---|---|---|--|
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 1a | x<br>Not Applicable   |   |   | x<br>Not Applicable  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  | Depending on the siting<br>and design there may be<br>impacts. Maybe a risk<br>from small water courses<br>through site. Steep<br>gradient at site may cause<br>increase in surface runoff. | The development<br>would have to<br>comply with a<br>range of policies in<br>the HwLDP<br>regarding impacts<br>on the water<br>environment.<br>Watercourse could<br>be considered as a<br>positive feature of<br>the development<br>and protected by a<br>suitable buffer | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |
| 1c | x<br>Not Applicable   |   |   | x<br>Not Applicable  |
|    |   | CLIMATE CHAN  | IGE   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car | Realtively large scale<br>housing and business<br>proposals.  |   | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding but<br>there may be localised<br>flooding from the burns<br>and ditches.              | FRA may be<br>required.   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |

| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues   | Not at coast   |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                           |
|----|---|--|--|---|
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | The majority of land is<br>open agricultural land<br>which is used for grazing<br>and will have little<br>ecological value. The<br>burn running through the<br>site may support greater<br>wildlife. | Watercourse<br>should be designed<br>as a positive<br>environmental and<br>recreational feature<br>of the development. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Downstream of Newlands<br>of Geise Mire which is<br>designated for Valley Fen.   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | -<br>Tree removal<br>/afforestation required of<br>non protected woodland.<br>localised and<br>medium/short term  | Wolf Burn runs through the site  | Otter survey<br>required due to<br>Wolf/Burnside Burn<br>connecting with the<br>coast/shore.                           | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | -   | At present the burn which  | Watercourse and  | 0   |

|    | development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | runs through the land will<br>likely be used by wildlife<br>and connect to wider<br>habitat sites. The area<br>which adjoins Ormlie is<br>unmaintained heather<br>moorland and may<br>provide more natural<br>habitats. | moorland should be<br>as a positive<br>features of the<br>development and<br>protected by a<br>suitable buffers.            | Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal             |
|----|--|---|---|--|
|    |  | SITE DELIVERABILITY/ SU   | ISTAINABILITY   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc  |   |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain  | Development would put<br>pressure on the local road<br>network. Possible access<br>issues depending on use.   | Some of the<br>development would<br>be reliant on<br>completion of the<br>bypass. Setback<br>from possible<br>bypass route. | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | +<br>Opportunity to improve<br>local access issues   | Part of the wider<br>proposals for a Thurso<br>town centre Bypass which<br>the developed could<br>contribute towards.   |   | +<br>Opportunity to improve<br>local access issues   |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   | Close to the business<br>park and Scrabster<br>Harbour but approx 1.5km<br>from town centre.  |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b | +<br>development could help<br>sustain existing services   |   |   | +<br>development could help<br>sustain existing services   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated  |   |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site  |   |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|    | HUMAN HEALTH AND RECREATION  |   |   |  |

|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
|-----|---|---|--|---|
| 10a | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution<br>to green network or<br>connectivity of open<br>space | The site is part of a wider<br>materplan and signifcant<br>areas are identified as<br>open space/anmenity<br>land.  | Ensure that a<br>signifcant<br>proportion of the<br>site is identified as<br>open space with a<br>high quality design.   | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution to<br>green network or<br>connectivity of open<br>space |
| 10b | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution<br>to green network or<br>connectivity of open<br>space | The site is part of a wider<br>materplan and signifcant<br>areas are identified as<br>open space/anmenity<br>land.  | Ensure that a<br>signifcant<br>proportion of the<br>site is identified as<br>open space with a<br>high quality design.   | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution to<br>green network or<br>connectivity of open<br>space |
| 10c | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution<br>to green network or<br>connectivity of open<br>space | The site is part of a wider<br>materplan and signifcant<br>areas are identified as<br>open space/anmenity<br>land.  | Ensure that a<br>signifcant<br>proportion of the<br>site is identified as<br>open space with a<br>high quality design.<br>Connect open<br>space with existing<br>communities and<br>key active travels<br>routes.Ensure that<br>a signifcant<br>proportion of the<br>site is identified as<br>open space with a<br>high quality design.<br>Connect open<br>space with existing<br>communities and<br>key active travels<br>routes. | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution to<br>green network or<br>connectivity of open<br>space |
| 10d | ++<br>Creates new open<br>space, new access<br>network or makes<br>significant contribution<br>to green network   | The site is part of a wider<br>materplan and signifcant<br>areas are identified as<br>open space/anmenity land<br>with potential for core<br>paths to be established. | Ensure new active<br>travel routes are<br>identified such as<br>from areas of<br>housing to places<br>of work and areas<br>of open space.  | ++<br>Creates new open space,<br>new access network or<br>makes significant<br>contribution to green<br>network   |
| 10e | ++<br>Creates new open<br>space, new access<br>network or makes<br>significant contribution<br>to green network   |   | ++<br>Creates new open<br>space, new access<br>network or makes<br>significant<br>contribution to<br>green network   | ++<br>Creates new open space,<br>new access network or<br>makes significant<br>contribution to green<br>network   |
|     |   | WASTE AND NATURAL   | RESOURCES  |   |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |

| 11a | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop<br>existing buildings |  |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>brownfield land   |
|-----|---|--|---|---|
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site                         | Site includes two Old<br>Quarries (CA-MIN-1409,<br>CA-MIN-1410)  | Surveys and<br>mitigation may be<br>required. | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land   |
| 11c | <br>Large-scale use of<br>Greenfield land   |  |   | <br>Large-scale use of<br>Greenfield land   |
| 11d | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop<br>existing buildings |  |   | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop existing<br>buildings |
| 12a | X<br>not applicable to type or<br>location of development   | Brown earths and gleys   |   | X<br>not applicable to type or<br>location of development   |
| 12b | <br>Will cause a very<br>significant loss of 3.1 or<br>3.2 agricultural land or<br>good quality croft land                  | Approx 50% of site is 3.2<br>land  |   | <br>Will cause a very<br>significant loss of 3.1 or<br>3.2 agricultural land or<br>good quality croft land                  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                       |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                       |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill   | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     | LANDSCAPE   |  |   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation                                    | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or  |  |   | 0<br>proposal is of a scale or in   |

| 14b<br>15a | in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes<br>X<br>N/A<br>+<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety | The site is bounded to the<br>north, south and east by<br>development and could<br>be considered suitable as<br>a large scale infil site. |  | a location which is<br>unlikely to have any<br>effects on designated<br>landscapes<br>X<br>N/A<br>+<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport |
|------------|---|---|--|--|
| 15b        | of modes of transport<br>including foot/ cycle<br>-<br>proposal would be<br>visually intrusive in<br>wider general scenery  | Overall, the site is not<br>highly visible however<br>poor siting and design<br>would be visually<br>damaging to the area.                | Ensure high quality siting and design.   | including foot/ cycle<br>0<br>proposal would not be<br>visually intrusive  |
|            |   | CULTURAL HERI   | TAGE   |  |
|            | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 16a        | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
| 16b        | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Some archaeology exists<br>within the site.<br>An upstanding prehistoric<br>hut circle is recorded to<br>the west of the area.            | Arch mitigation<br>(evaluation) would<br>be required for<br>some areas.<br>Upstanding<br>prehistoric hut<br>circle would need to<br>be located and<br>avoided in any<br>development<br>proposal. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
| 16c        | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage   |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |

|     | features  |  |  |
|-----|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: TS06:<br>Pennyland House<br>Settlement: Thurs |   |                           | Drain      | A9 TS18   |
|--|---|---------------------------|------------|---|
| Site size (ha): 12.2                                     |   |                           | TS06       | Pennyland<br>House                                  |
| Preferred for<br>development:<br>Preferred               | Preferred uses:<br>Mixed Use<br>(Housing -<br>Business - Retail -<br>Community - Open<br>Space) | urso<br>ss Estate<br>TS04 | All rights | ADRE ROAD<br>Crown copyright.<br>reserved 100023369 |

| WATER/DRAINAGE CONSTRAINTS |   |  |            |  |
|----------------------------|---|--|------------|--|
|                            | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |
| 1a                         | x<br>Not Applicable   |  |            | x<br>Not Applicable  |
| 1b                         | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site                 |            | x<br>Not Applicable  |
| 1c                         | x<br>Not Applicable   |  |            | x<br>Not Applicable  |
|                            |   | CLIMATE CHAI   | NGE        |  |
|                            | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |
| 2a                         | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car | Masterplan has been<br>submitted which outlines<br>approx 50 houses,<br>supermarket and<br>business space. |            | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |
| За                         | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding      |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a                         | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues   | Not at coast   |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues  |
|                            | ·   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA  |  |

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|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score   |
|----|---|--|---------------|---|
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Unlikely to be significant<br>ecological value due<br>being mainly grassland<br>which is used for livestock<br>grazing. Due to being<br>bounded by development<br>on three sides the field<br>boundaries do not provide<br>rich habitats for wildlife. |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Pennylands SSSI -<br>Palaeontology: Silurian -<br>Devonian Chordata<br>Stratigraphy: Non-marine<br>Devonian  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |               | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU  | JSTAINABILITY |   |
|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score   |

| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |   |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
|-----|---|---|--|--|
| 7a  | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                             | Signifcant traffic<br>generation from the<br>proposed development.                  | Local road<br>improvements<br>required.  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |   |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | +<br>development could help<br>sustain existing services  |   |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Part of a wider<br>masterplanned area<br>which includes new areas<br>of open space. | Areas currently of<br>agricultural land<br>could be opened up<br>for active travel<br>routes etc | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | 0<br>There will be no net<br>increase in open space   | Part of a wider<br>masterplanned area<br>which includes new areas<br>of open space. | Areas currently of<br>agricultural land<br>could be opened up<br>for active travel<br>routes etc | +<br>Small scale increase in<br>open space   |

| 10c | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network and or<br>Improved access to<br>open space | Part of a wider<br>masterplanned area<br>which includes new areas<br>of open space. It is<br>proposed that open space<br>will run from the field<br>north of the A9<br>continuously to the<br>proposed community<br>woodland south of the<br>proposed bypass |   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
|-----|---|--|---|--|
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  | Core paths running<br>through the<br>openspace areas.   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  | Part of a wider<br>masterplanned area<br>which includes new areas<br>of open space. It is<br>proposed that open space<br>will run from the field<br>north of the A9<br>continuously to the<br>proposed community<br>woodland south of the<br>proposed bypass | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
|     |   | WASTE AND NATURAL  | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 11a | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop<br>existing buildings                         |  |   | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop existing<br>buildings                      |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land   |  |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land  |
| 11c | <br>Large-scale use of<br>Greenfield land   |  |   | <br>Large-scale use of<br>Greenfield land  |
| 11d | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop<br>existing buildings                         |  |   | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop existing<br>buildings                      |
|     |   |  |   |  |

| 12b | <br>Will cause a very<br>significant loss of 3.1 or<br>3.2 agricultural land or<br>good quality croft land   | Approx half of the site is<br>rated 3.2 (which is<br>relatively high for<br>Caithness) with the<br>remainder being 4.1 |   | <br>Will cause a very<br>significant loss of 3.1 or<br>3.2 agricultural land or<br>good quality croft land  |
|-----|--|--|---|---|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria                 |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |  | LANDSCAPE  | Ē   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |  |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast  |  |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast   |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | With development to the<br>north of the A835 the site<br>arguably an infill site.                                      |   | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Development of the fields<br>could be signifcantly<br>visually intrusive if it is<br>poorly designed and layed         | High standard of<br>siting and design<br>would be required<br>to integrate it within<br>the surrounding | 0<br>proposal would not be<br>visually intrusive  |

|     |   | out. The open aspect is<br>valued by neighbouring<br>properties and<br>development could impact<br>negatively on these views. | landscape. |  |
|-----|---|---|------------|--|
|     |   | CULTURAL HERI   | TAGE       |  |
|     | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Scrabster Castle is<br>located 250m to the north<br>but will be unaffected by<br>development of the site.                     |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Development could<br>impact negatively on the<br>setting of B-Listed<br>Pennyland House which<br>is immedaitely to the east.  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage             |   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

|     | features  |  |  |
|-----|---|--|--|
| 16f | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16g | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: TS07: Thurso<br>Centre)      | Harbour (Thurso Town                   |   |
|---|--|---|
| Settlement: Thurso/Scrabster            |  | The Crook   |
| Site size (ha): 27.7                    |  | TS07  |
| Preferred for<br>development: Preferred | Preferred uses: Town centre allocation | S Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |  |   |  |  |
|----|---|--|--|---|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |  |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | The current status of the<br>local waters is generally<br>Good / High.<br>Sewage discharge is a<br>pressure noted by the<br>RBMP tool. | Town centre<br>development ties<br>into existing utilities<br>networks.<br>New development<br>would be subject to<br>suitable measures | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |  |

SAC01-Site Assessment Checklist

|    |   | New development has the potential to increase pressure on the existing sewerage network.                              | to avoid release of contaminants.  |  |
|----|---|---|--|--|
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   |   | Thurso Charrette<br>highlighted a<br>number of potential<br>physical water<br>environment<br>improvement<br>measures including<br>a new riverside<br>ecological park<br>linked to the town<br>centre               | ++<br>development will have a<br>significant or widespread<br>positive impact on water<br>quality or water supply  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of the development site.  |  | x<br>Not Applicable  |
|    |   |   | IGE  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |   |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | SEPA data indicates parts<br>of the town centre area<br>are at risk from pluvial,<br>fluvial and coastal<br>flooding. | Drainage Impact<br>Assessments and<br>Flood Risk<br>Assessments may<br>be required for<br>development.<br>Only water or<br>harbour related<br>uses will be<br>considered<br>acceptable within<br>flood risk areas. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues   |   |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues  |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |

| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | No formal designations<br>apply. Connectivity to<br>wildlife appears to be<br>limited across the site.                 | All redevelopment<br>proposals will<br>require to be<br>accompanied by<br>the relevant<br>biodiversity studies<br>and assessments.   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|----|---|--|--|---|
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Southern area of town<br>centre is adjacent to River<br>Thurso SAC.  | Any redevelopment<br>of these sites<br>should safeguard<br>water quality from<br>pollution and run-<br>off, also potential<br>effect on salmon<br>from vibration<br>during construction<br>works, plus<br>wastewater<br>connection to public<br>sewer. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Town centre is adjacent to<br>Pennylands and River<br>Thurso SSSI  | Appropriate<br>measures to control<br>runoff / discharge of<br>contaminants<br>during and after<br>development.  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Town centre has very<br>limited natural habitat.   | Potential to provide<br>new greenspace<br>increasing wildlife<br>connectivity.<br>Thurso Charrette<br>highlighted<br>environmental<br>improvements<br>including a riverside<br>ecological park<br>connected to the<br>centre.                          | +<br>Proposal will protect<br>Ancient Inventoried<br>woodland   |
| 5e | ??<br>Unknown   | River Thurso adjacent to<br>town centre may contain<br>otters. Town centre trees<br>and buildings may contain<br>bats. | Protected species<br>survey may be<br>required for future<br>development.  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |

| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Connectivity to wildlife<br>appears to be limited<br>across the site.      | Potential to provide<br>new greenspace<br>increasing wildlife<br>connectivity.<br>Thurso Charrette<br>highlighted<br>environmental<br>improvements<br>including a riverside<br>ecological park<br>connected to the<br>centre. | ++<br>Proposal will improve<br>connectivity between<br>local, national<br>conservation or<br>geodiversity sites   |
|----|---|--|---|---|
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   | Nature of exisitng town<br>centre character provides<br>sheltered streets. |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc  |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access   |
| 8a | ++<br>Within walking distance<br>of large service centre<br>containing a wide range<br>of large services such<br>as supermarket, pub,<br>restaurant, wide choice<br>of shops, secondary<br>school, railway station<br>and bus services and/or<br>development will make a<br>significant contributio |  |   | ++<br>Within walking distance of<br>large service centre<br>containing a wide range of<br>large services such as<br>supermarket, pub,<br>restaurant, wide choice of<br>shops, secondary school,<br>railway station and bus<br>services and/or<br>development will make a<br>significant contributio |
| 8b | 0<br>appropriate school<br>capacity   |  |   | 0<br>appropriate school<br>capacity   |
| 9a | 0<br>Potential minor<br>constraint that can be  |  |   | 0<br>Potential minor constraint<br>that can be mitigated  |

|     | mitigated   |   |  |   |
|-----|---|---|--|---|
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |   |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site        |
|     |   | HUMAN HEALTH AND R  | ECREATION  |   |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |  | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | 0<br>There will be no net<br>increase in open space   |   | Any new residential<br>development of<br>over 4 dwellings is<br>required to provide<br>a suitable amount<br>of open space. | +<br>Small scale increase in<br>open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | Thurso Active<br>Travel Audit<br>highlighted a<br>number of potential<br>active travel and<br>path improvements.           | ++<br>Creates new open space,<br>new access network or<br>makes significant<br>contribution to green<br>network |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | ++<br>Creates new open<br>space, new access<br>network or makes<br>significant<br>contribution to<br>green network         | ++<br>Creates new open space,<br>new access network or<br>makes significant<br>contribution to green<br>network |
|     |   | WASTE AND NATURAL   | RESOURCES  |   |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings           |   |  | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings               |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site         | Exisitng contaminative<br>uses are likely to have<br>been previously present in<br>the town centre. | Future<br>development would<br>be subject to a site<br>investigation and<br>remediation                                    | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite                            |

|     | [   |  |   |   |
|-----|---|--|---|---|
|     |   |  | measures.<br>Any contamination<br>present would<br>require to be<br>identified and<br>remediated<br>satisfactorily in<br>advance of<br>development. |   |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land | Town Centre<br>development has limited<br>demand on greenfield<br>land.                                |   | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land    |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           | Some redevelopment of<br>existing building stock is<br>likely across the town<br>centre.               |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 12a | X<br>not applicable to type or<br>location of development                             |  |   | X<br>not applicable to type or<br>location of development                             |
| 12b | X<br>not applicable to type or<br>location of development                             |  |   | X<br>not applicable to type or<br>location of development                             |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |
| 13c | X<br>Not applicable to type<br>or location of<br>development                          | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development                             |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill             | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
|     |   | LANDSCAPI  | Ξ   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 14a | X<br>N/A  |  |   | X<br>N/A  |
| 14b | X<br>N/A  |  |   | X<br>N/A  |
| 15a | 0   |  | Redevelopment has the potential to  | ++<br>Well connected to existing  |

|     | Due to scale, type or situation, proposal will  |  | significantly<br>enhance the  | settlement, could help address existing  |
|-----|---|--|---|--|
|     | have no impact or very<br>minimal impact on the<br>landscape  |  | character of the<br>town centre. Thurso<br>Charrette<br>highlighted a<br>number of<br>improvement works<br>to the Town Centre<br>landscape.   | connectivity issues. Site<br>accessible by a variety of<br>modes of transport.<br>Scope to freely permeate<br>into existing settlement   |
| 15b | 0<br>proposal would not be<br>visually intrusive  |  | Redevelopment<br>has the potential to<br>significantly<br>enhance the<br>character of the<br>town centre. Thurso<br>Charrette<br>highlighted a<br>number of<br>improvement works<br>to the Town Centre<br>landscape.  | ++<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in a valued or sensitive<br>view e.g. by<br>redevelopment of derelict<br>/gap site and fits well into<br>the surrounding<br>landscape and land    |
|     |   | CULTURAL HERI  | TAGE  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 16a | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | St Peter's Church in the<br>town centre is a<br>scheduled monument.<br>Any development of the<br>centre has the ability to<br>effect its setting and<br>character.                         | Sensitive design to<br>minimise any<br>negative impacts<br>on the heritage<br>resource.   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                     |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Any development has the<br>potential to effect<br>archaeological sites of<br>interest in the area.   | Archaeology<br>protection<br>measures<br>incorporated in any<br>future development<br>where necessary.  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                     |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Numerous listed buildings<br>present in the town<br>centre.<br>Any future development<br>has the potential to effect<br>the setting and character<br>of the area's heritage.<br>Resources. | High quality<br>masterplanned<br>development which<br>takes consideration<br>of, protects and<br>retains the key<br>cultural heritage<br>elements of the<br>area.<br>Potential to<br>incorporate ideas<br>for heritage<br>regeneration<br>generated through<br>the Thurso<br>Charrette. | ++<br>Large-scale<br>redevelopment and reuse<br>of historic<br>buildings/building from at<br>risk register and/or<br>Enhances the setting of<br>cultural heritage features<br>and /or Designation of a<br>new conservation area or<br>sc |

| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Part of conservation area<br>is located in the town<br>centre.<br>Any future development<br>has the potential to effect<br>the setting and character<br>of the area's heritage<br>resources.                  | High quality<br>masterplanned<br>development which<br>takes consideration<br>of, protects and<br>retains the key<br>cultural heritage<br>elements of the<br>area.<br>Potential to<br>incorporate ideas<br>for heritage<br>regeneration<br>generated through<br>the Thurso<br>Charrette. | ++<br>Large-scale<br>redevelopment and reuse<br>of historic<br>buildings/building from at<br>risk register and/or<br>Enhances the setting of<br>cultural heritage features<br>and /or Designation of a<br>new conservation area or<br>sc |
|-----|---|---|---|--|
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | All development within the<br>conservation area and/or<br>affecting a listed building<br>will need to be<br>appropriate. Arch<br>evaluation may be<br>required for new<br>development within the<br>core area | High quality<br>masterplanned<br>development which<br>takes consideration<br>of, protects and<br>retains the key<br>cultural heritage<br>elements of the<br>area.<br>Potential to<br>incorporate ideas<br>for heritage<br>regeneration<br>generated through<br>the Thurso<br>Charrette. | ++<br>Large-scale<br>redevelopment and reuse<br>of historic<br>buildings/building from at<br>risk register and/or<br>Enhances the setting of<br>cultural heritage features<br>and /or Designation of a<br>new conservation area or<br>sc |

| Site Name: TS08: Former Mart Site    |   | Academy Miller                                   |
|--------------------------------------|---|--|
| Settlement: Thurso/Scrabster         |   |  |
| Site size (ha): 3.5                  |   | TS08   |
| Preferred for development: Preferred | Preferred uses: Mixed<br>Use (Housing - Retail -<br>Business - Community) | Crown copyright.<br>All rights reserved 10002369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |  |  |  |
|----|---|--|--|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable   |  |  | x<br>Not Applicable  |  |
| 1b | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site |  | x<br>Not Applicable  |  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of the development site.                               |  | x<br>Not Applicable  |  |
|    |   |  | NGE  |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |  |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |
| 3а | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Site is not located within<br>an identified flood risk<br>area.                            | Provision of<br>appropriate SUDS<br>and flood<br>prevention<br>measures. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues   | Not at coast   |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues  |  |
|    | BIODIVERSITY, FLORA AND FAUNA   |  |  |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |
| 5a | 0   | No formal designations   |  | 0  |  |

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|    | Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal      | apply. Connectivity to<br>wildlife appears to be<br>limited across the site. |  | Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal      |
|----|---|--|--|---|
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site is located upslope<br>from the river Thurso<br>SAC.                     | Measures to avoid<br>surface water<br>discharge / runoff<br>into designated<br>area. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site is located upslope<br>from the river Thurso<br>SSSI.                    | Measures to avoid<br>surface water<br>discharge / runoff<br>into designated<br>area. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | ??<br>Unknown   |  | Protected species<br>survey may be<br>required for future<br>development.            | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Connectivity to wildlife<br>appears to be limited<br>across the site.        |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope                                       |  |  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |
| 7a | 0<br>Proposal would be<br>easily accommodated   |  |  | 0<br>Proposal would be easily<br>accommodated by  |

|     | by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network  |                    |  | existing Road Network   |
|-----|---|--------------------|--|---|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |                    |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access   |
| 8a  | ++<br>Within walking distance<br>of large service centre<br>containing a wide range<br>of large services such<br>as supermarket, pub,<br>restaurant, wide choice<br>of shops, secondary<br>school, railway station<br>and bus services and/or<br>development will make a<br>significant contributio |                    |  | ++<br>Within walking distance of<br>large service centre<br>containing a wide range of<br>large services such as<br>supermarket, pub,<br>restaurant, wide choice of<br>shops, secondary school,<br>railway station and bus<br>services and/or<br>development will make a<br>significant contributio |
| 8b  | 0<br>appropriate school<br>capacity   |                    |  | 0<br>appropriate school<br>capacity   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |                    |  | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |                    |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |
|     |   | HUMAN HEALTH AND R | ECREATION  |   |
|     | Pre-Mitigation score  | Comments           | Mitigation   | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                    |  | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | 0<br>There will be no net<br>increase in open space   |                    | Any new residential<br>development of<br>over 4 dwellings is<br>required to provide<br>a suitable amount<br>of open space. | +<br>Small scale increase in<br>open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing   |                    | Potential to provide<br>footpaths<br>connecting local<br>facilities and  | ++<br>Large scale increase in<br>open space, new access<br>network or makes   |

|     | connections  |  | greenspaces<br>across the<br>site.Potential to<br>provide footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the site. | significant contribution to<br>green network or<br>connectivity of open<br>space                                     |
|-----|--|--|--|--|
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |  | Potential to provide<br>footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the site.                                   | ++<br>Creates new open space,<br>new access network or<br>makes significant<br>contribution to green<br>network      |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |  | ++<br>Creates new open<br>space, new access<br>network or makes<br>significant<br>contribution to<br>green network                           | ++<br>Creates new open space,<br>new access network or<br>makes significant<br>contribution to green<br>network      |
|     |  | WASTE AND NATURAL  | RESOURCES  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score  |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings                          |  |  | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings                    |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site                        | Site includes Thurso<br>Auction Mart (CA-FDP-<br>1014). Site appears to<br>have an ongoing Planning<br>Application for a<br>Supermarket by Tesco<br>where a Contaminated<br>Land Condition (Site<br>Investigation) has been<br>requested to Planning -<br>13/00153/FUL and<br>13/00154/FUL | Future<br>development may<br>be subject to further<br>site investigation<br>and remediation<br>measures.                                     | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite                                 |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land                                      |  |  | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land                                   |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings | Site cleared of existing structures.   |  | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |

| 12a | x  |  |   | x  |
|-----|--|--|---|--|
| 120 | not applicable to type or location of development  |  |   | not applicable to type or location of development  |
| 12b | X<br>not applicable to type or<br>location of development  |  |   | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |  | LANDSCAP   | E   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |
| 14a | X<br>N/A   |  |   | X<br>N/A   |
| 14b | X<br>N/A   |  |   | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |  | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>substantially<br>improve the outlook<br>of the site form the<br>wider area. | ++<br>Well connected to existing<br>settlement, could help<br>address existing<br>connectivity issues. Site<br>accessible by a variety of<br>modes of transport.<br>Scope to freely permeate<br>into existing settlement |
| 15b | 0  |  | A carefully<br>designed,  | ++<br>proposal would lead to an  |
|     | proposal would not be<br>visually intrusive  |  | masterplanned<br>development has<br>the potential to<br>substantially<br>improve the outlook<br>of the site form the<br>wider area.                             | improvement to an<br>existing detracting feature<br>in a valued or sensitive<br>view e.g. by<br>redevelopment of derelict<br>/gap site and fits well into<br>the surrounding<br>landscape and land                       |
|     |  | CULTURAL HERI  | development has<br>the potential to<br>substantially<br>improve the outlook<br>of the site form the<br>wider area.  | existing detracting feature<br>in a valued or sensitive<br>view e.g. by<br>redevelopment of derelict<br>/gap site and fits well into<br>the surrounding  |

| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                     |
|-----|---|---|--|--|
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                     |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Site forms a natural<br>extension of the<br>townscape from the B<br>Listed Railway Station. | High quality<br>masterplanned<br>development which<br>takes consideration<br>of and protects the<br>cultural heritage<br>aspects of the site<br>and its<br>surroundings. | ++<br>Large-scale<br>redevelopment and reuse<br>of historic<br>buildings/building from at<br>risk register and/or<br>Enhances the setting of<br>cultural heritage features<br>and /or Designation of a<br>new conservation area or<br>sc |
| 16d | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Site frames the approach<br>to Thurso Conservation<br>Area.                                 | High quality<br>masterplanned<br>development which<br>takes consideration<br>of and protects the<br>cultural heritage<br>aspects of the site<br>and its<br>surroundings. | ++<br>Large-scale<br>redevelopment and reuse<br>of historic<br>buildings/building from at<br>risk register and/or<br>Enhances the setting of<br>cultural heritage features<br>and /or Designation of a<br>new conservation area or<br>sc |
| 16e | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   |   |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of   |   |  | X<br>Not applicable to type or   |

|     | development   |  |  | location of development  |
|-----|---|--|--|--|
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Site forms a natural<br>extension of the<br>townscape from the B<br>Listed Railway Station<br>and frames the approach<br>to Thurso Conservation<br>Area. | High quality<br>masterplanned<br>development which<br>takes consideration<br>of and protects the<br>cultural heritage<br>aspects of the site<br>and its<br>surroundings. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: TS09:<br>Settlement: Thurs      |                              |  |
|--|------------------------------|--|
| Site size (ha): 1.5                        |                              | TS09   |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Community | Every Tiel<br>Biology Tiel<br>Biol |

| WATER/DRAINAGE CONSTRAINTS |   |  |  |  |
|----------------------------|---|--|--|--|
|                            | Pre-Mitigation score  | Comments   | Mitigation                                 | Post Mitigation Score  |
| 1a                         | x<br>Not Applicable   |  |  | x<br>Not Applicable  |
| 1b                         | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site |  | x<br>Not Applicable  |
| 1c                         | x<br>Not Applicable   | No water supplies noted within 250m of the development site.                               |  | x<br>Not Applicable  |
|                            |   | CLIMATE CHAI   | NGE  |  |
|                            | Pre-Mitigation score  | Comments   | Mitigation                                 | Post Mitigation Score  |
| 2a                         | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |  |  | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |
| 3а                         | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Site is not located within<br>an identified flood risk<br>area.                            | Flood Risk<br>Assessment maybe<br>required | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a                         | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues   | Not at coast   |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues  |
|                            | · · · · · · · · · · · · · · · · · · ·   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA                                  | ·  |

|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
|----|---|--|---|--|
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | No formal designations<br>apply. Connectivity to<br>wildlife appears to be<br>limited across the site. |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5b | X<br>N/A no designations<br>apply   |  |   | #N/A   |
| 5c | X<br>N/A no designations<br>apply   |  |   | #N/A   |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5e | ??<br>Unknown   |  | Protected species<br>survey may be<br>required for future<br>development. | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply   |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Connectivity to wildlife<br>appears to be limited<br>across the site.                                  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | JSTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |  |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be   |  |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |

|     | easily accommodated<br>by existing Road<br>Network  |   |  |   |
|-----|---|---|--|---|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access   |
| 8a  | ++<br>Within walking distance<br>of large service centre<br>containing a wide range<br>of large services such<br>as supermarket, pub,<br>restaurant, wide choice<br>of shops, secondary<br>school, railway station<br>and bus services and/or<br>development will make a<br>significant contributio |   |  | ++<br>Within walking distance of<br>large service centre<br>containing a wide range of<br>large services such as<br>supermarket, pub,<br>restaurant, wide choice of<br>shops, secondary school,<br>railway station and bus<br>services and/or<br>development will make a<br>significant contributio |
| 8b  | X<br>N/A  |   |  | X<br>N/A  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |  | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |
|     |   | HUMAN HEALTH AND R                      | ECREATION  |   |
|     | Pre-Mitigation score  | Comments                                | Mitigation   | Post Mitigation Score   |
| 10a | -<br>Proposal would have a<br>minor negative impact<br>on the quality of existing<br>open space or access<br>networks   | Area is used as a local playing fields. | Safeguard the main<br>openspace area<br>from development   | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | -<br>Proposal would result in<br>minor loss in open<br>space  | Area is used as a local playing fields. | Safeguard the main openspace area from development   | 0<br>There will be no net<br>increase in open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | Potential to provide<br>footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the<br>site.Potential to<br>provide footpaths | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space  |

|     |   |   | connecting local<br>facilities and<br>greenspaces<br>across the site.                                       |   |
|-----|---|---|---|---|
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |   | Potential to provide<br>footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the site.  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
|     |   | WASTE AND NATURAL   | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 11a | 0<br>Scale or type of<br>proposal unlikely to<br>effect brownfield land               |   |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>brownfield land                               |
| 11b | X<br>No contamination<br>present  | No potentially<br>contaminative sources<br>identified onsite/ offsite |   | X<br>No contamination present   |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land |   |   | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land                    |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                           |
| 12a | X<br>not applicable to type or<br>location of development                             |   |   | X<br>not applicable to type or<br>location of development   |
| 12b | X<br>not applicable to type or<br>location of development                             |   |   | X<br>not applicable to type or<br>location of development   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural              |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural                              |

|     | resources   |                                       |   | resources   |
|-----|---|---------------------------------------|---|---|
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby |   | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development  |                                       |   | X<br>Not applicable to type or<br>location of development   |
|     |   | LANDSCAP                              | E   |   |
|     | Pre-Mitigation score  | Comments                              | Mitigation  | Post Mitigation Score   |
| 14a | X<br>N/A  |                                       |   | X<br>N/A  |
| 14b | X<br>N/A  |                                       |   | X<br>N/A  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |                                       | Carefully designed,<br>masterplanned<br>facilities have the<br>potential to improve<br>the outlook of the<br>site within the wider<br>area. | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive  |                                       | Carefully designed,<br>masterplanned<br>facilities have the<br>potential to improve<br>the outlook of the<br>site within the wider<br>area. | +<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in wider general scenery<br>and/ or Type of proposed<br>development fits well with<br>existing development                                |
|     |   | CULTURAL HERI                         | TAGE  |   |
|     | Pre-Mitigation score  | Comments                              | Mitigation  | Post Mitigation Score   |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |                                       |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of                                  |                                       |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural                                 |

|     | cultural heritage<br>features   |   | heritage features  |
|-----|---|---|--|
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Site is located adjacent to<br>Southern part of the<br>conservation area. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: TS10<br>at Millbank             | : Former Mill Site                                       |   |
|--|--|---|
| Settlement: Thur                           | so/Scrabster   |   |
| Site size (ha): 0.6                        | 3  | TS10  |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Mixed Use<br>(Retail -<br>Community - |   |
|  | Business -<br>Tourism -<br>Housing)                      | © Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |   |   |  |  |
|----|---|---|---|--|--|
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | The current status of the<br>local waters is generally<br>Good / High.<br>Sewage discharge is a<br>pressure noted by the<br>RBMP tool.<br>New development has the<br>potential to increase<br>pressure on the existing<br>sewerage network. | New development<br>would be subject to<br>suitable measures<br>to avoid release of<br>contaminants. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | The current status of the<br>local waters is generally<br>Good / High.<br>Sewage discharge is a<br>pressure noted by the<br>RBMP tool.<br>New development has the<br>potential to increase<br>pressure on the existing<br>sewerage network. | New development<br>would be subject to<br>suitable measures<br>to avoid release of<br>contaminants. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of the development site.  |   | x<br>Not Applicable  |  |
|    |   |   | NGE   |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased |   |   | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |

|    | car travel  |   |  |   |
|----|---|---|--|---|
| За | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk          |   | SUDS / flood<br>mitigation works.<br>Flood Risk<br>Assessment maybe<br>required. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues                           | Not at coast  |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                           |
|    |   | BIODIVERSITY, FLORA   | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | No formal designations<br>apply. Connectivity to<br>wildlife appears to be<br>limited across the site.<br>Potential for protected<br>species unknown.                         |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site is downstream on<br>River Thurso from River<br>Thurso SAC.   | Connection to public sewer   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site is downstream on<br>River Thurso from River<br>Thurso SSSI. Small<br>watercourse and path<br>appear would appear to<br>act as deflectors to any<br>recreational pressure |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Site is adjacent to River<br>Thurso which may contain<br>otters and old buildings<br>may contain bats   | Protected species<br>survey may be<br>required for future<br>development.        | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations  |   |  | X<br>N/A no designations apply  |

|    | apply   |   |               |   |
|----|---|---|---------------|---|
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Connectivity to wildlife<br>appears to be limited<br>across the site. |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY |   |
|    | Pre-Mitigation score  | Comments  | Mitigation    | Post Mitigation Score   |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |   |               | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc  |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |   |               | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |               | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access   |
| 8a | ++<br>Within walking distance<br>of large service centre<br>containing a wide range<br>of large services such<br>as supermarket, pub,<br>restaurant, wide choice<br>of shops, secondary<br>school, railway station<br>and bus services and/or<br>development will make a<br>significant contributio |   |               | ++<br>Within walking distance of<br>large service centre<br>containing a wide range of<br>large services such as<br>supermarket, pub,<br>restaurant, wide choice of<br>shops, secondary school,<br>railway station and bus<br>services and/or<br>development will make a<br>significant contributio |
| 8b | 0<br>appropriate school<br>capacity   |   |               | 0<br>appropriate school<br>capacity   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |               | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b | 0<br>Public water/waste   |   |               | 0<br>Public water/waste water   |

|     | water and mains<br>connection available on<br>site or within 200m of<br>the site |   |   | and mains connection<br>available on site or within<br>200m of the site  |  |  |  |
|-----|--|---|---|--|--|--|--|
|     | HUMAN HEALTH AND RECREATION  |   |   |  |  |  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |  |  |  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space                    |   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |  |  |  |
| 10b | +<br>Small scale increase in<br>open space                                       | Any new residential<br>development of over 4<br>dwellings is required to<br>provide a suitable amount<br>of open space. |   | +<br>Small scale increase in<br>open space   |  |  |  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections             |   | Potential to provide<br>footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the<br>site.Potential to<br>provide footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the site. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |  |  |  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections             |   | Potential to provide<br>footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the site.  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |  |  |  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections             |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |  |  |  |
|     | -  | WASTE AND NATURAL   | RESOURCES   |  |  |  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |  |  |  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings      |   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |  |  |  |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil    | Site area included CA-<br>FER-1006 Iron and<br>steelworks, history and<br>possible investigation                        | Future<br>development would<br>be subject to a site<br>investigation and<br>remediation   | +<br>Will remediate minor<br>contamination or small<br>scale contamination   |  |  |  |

|     | identified on site   | required   | measures.   | onsite  |
|-----|--|--|---|---|
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land                                  |  |   | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings   |
| 12a | X<br>not applicable to type or<br>location of development  |  |   | X<br>not applicable to type or<br>location of development   |
| 12b | X<br>not applicable to type or<br>location of development  |  |   | X<br>not applicable to type or<br>location of development   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |  | LANDSCAPI  | Ē   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 14a | X<br>N/A   |  |   | X<br>N/A  |
| 14b | X<br>N/A   |  |   | X<br>N/A  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |  | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>improve the outlook<br>of the site. | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |

| 15b | 0<br>proposal would not be<br>visually intrusive  |   | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>improve the outlook<br>of the site.   | +<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in wider general scenery<br>and/ or Type of proposed<br>development fits well with<br>existing development                                   |
|-----|---|---|---|--|
|     |   | CULTURAL HERI   | TAGE  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Development site<br>incoporates B and C<br>Listed Buildings.      | High quality<br>masterplanned<br>development which<br>takes consideration<br>of and protects and<br>where necessary<br>retains the key<br>cultural heritage<br>elements of the<br>site. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16d | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Thurso Conservation are<br>is located across the<br>River Thurso. | High quality<br>masterplanned<br>development which<br>takes consideration<br>of and protects and<br>where necessary<br>retains the key<br>cultural heritage<br>elements of the<br>site. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |

| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
|-----|---|---|---|--|
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16h | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting | Former Iron Foundary is a<br>listed building. Any new<br>development must be<br>appropriate | High quality<br>masterplanned<br>development which<br>takes consideration<br>of and protects and<br>where necessary<br>retains the key<br>cultural heritage<br>elements of the<br>site. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |

| Site Name: TS11: Land Ea                | st of Juniper Drive     |   |
|---|-------------------------|---|
| Settlement: Thurso/Scrab                | ster                    | Mou   |
| Site size (ha): 4.2                     |                         | TS16 46<br>Hospit                                 |
| Preferred for<br>development: Preferred | Preferred uses: Housing | Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |   |   |   |  |  |
|----|---|---|---|---|--|--|
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |  |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | The current status of the<br>local waters is generally<br>Good / High.<br>Sewage discharge is a<br>pressure noted by the<br>RBMP tool.<br>New development has the<br>potential to increase<br>pressure on the existing<br>sewerage network. | New development<br>would be subject to<br>suitable measures<br>to avoid release of<br>contaminants. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |  |
| 1b | x<br>Not Applicable   |   |   | x<br>Not Applicable   |  |  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of the development site.  |   | x<br>Not Applicable   |  |  |
|    | CLIMATE CHANGE  |   |   |   |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |  |  |

| 2a<br>3a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land<br>0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues               | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding | No Flood Risk<br>Assessment<br>required  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land<br>0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues |
|----------|---|---|--|--|
| 4a       | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues   | Not at coast  |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues  |
|          |   | BIODIVERSITY, FLORA   | AND FAUNA  |  |
|          | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 5a       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | No formal designations<br>apply. Connectivity to<br>wildlife appears to be fair<br>across the site.   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5b       | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Sites adjacent to River<br>Thurso SAC.  | Measures to limit<br>runoff and<br>contamination to<br>the designated<br>areas. Connection<br>to public sewer. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5c       | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Sites adjacent to River<br>Thurso SSSI.   | Measures to limit<br>runoff and<br>contamination to<br>the designated<br>areas.                                | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5d       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Existing rough grass does<br>not appear to have<br>significant wildlife habitat<br>potential.         |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |

| 5e | ??<br>Unknown   |  |               | 0<br>Unlikely to be any impact<br>on protected species  |
|----|---|--|---------------|---|
| 5f | X<br>N/A no designations<br>apply   |  |               | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Connectivity to wildlife<br>appears to be fair across<br>the site. |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY |   |
|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score   |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope   |  |               | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope   |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |               | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |               | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access   |
| 8a | ++<br>Within walking distance<br>of large service centre<br>containing a wide range<br>of large services such<br>as supermarket, pub,<br>restaurant, wide choice<br>of shops, secondary<br>school, railway station<br>and bus services and/or<br>development will make a<br>significant contributio |  |               | ++<br>Within walking distance of<br>large service centre<br>containing a wide range of<br>large services such as<br>supermarket, pub,<br>restaurant, wide choice of<br>shops, secondary school,<br>railway station and bus<br>services and/or<br>development will make a<br>significant contributio |
| 8b | 0<br>appropriate school<br>capacity   |  |               | 0<br>appropriate school<br>capacity   |

| 9a<br>9b | 0<br>Potential minor<br>constraint that can be<br>mitigated<br>0                                       |   |   | 0<br>Potential minor constraint<br>that can be mitigated   |
|----------|--|---|---|--|
|          | Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |   |   | Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |
|          |  | HUMAN HEALTH AND R  | ECREATION   |  |
|          | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 10a      | 0<br>Unlikely to have any<br>impact on existing open<br>space  |   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b      | +<br>Small scale increase in<br>open space   | Any new residential<br>development of over 4<br>dwellings is required to<br>provide a suitable amount<br>of open space. |   | +<br>Small scale increase in<br>open space   |
| 10c      | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                   | Core path on the western<br>edge of the site.   | Potential to provide<br>footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the<br>site.Potential to<br>provide footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the site. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d      | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                   |   | Potential to provide<br>footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the site.  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e      | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                   |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
|          |  | WASTE AND NATURAL   | RESOURCES   |  |
|          | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 11a      | X<br>N/A no brownfield land  |   |   | X<br>N/A no brownfield land  |

|     | onsite   |   |  | onsite  |
|-----|--|---|--|---|
| 11b | X<br>No contamination<br>present   |   |  | X<br>No contamination present   |
| 11c | <br>Large-scale use of<br>Greenfield land  |   |  | <br>Large-scale use of<br>Greenfield land   |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land       |   |  | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land              |
| 12a | X<br>not applicable to type or<br>location of development  |   |  | X<br>not applicable to type or<br>location of development   |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land                   |   |  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                             |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                          |   |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill                                 |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources              |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                     |
| 13c | X<br>Not applicable to type<br>or location of<br>development                                       | No waste management facilities nearby                             |  | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development                                       |   |  | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAP  | E  |   |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
| 14a | X<br>N/A   |   |  | X<br>N/A  |
| 14b | X<br>N/A   |   |  | X<br>N/A  |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement | Sites occupy visible<br>location on edge of<br>Thurso River bank. | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the |

|     | and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou  |   | minimise negative<br>impact on the<br>character of the<br>wider landscape.<br>A carefully   | landscape<br>0   |
|-----|---|---|---|--|
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery  | Sites occupy visible<br>location on edge of<br>Thurso River bank. | designed,<br>masterplanned<br>development has<br>the potential to<br>minimise negative<br>impact on the<br>character of the<br>wider landscape. | proposal would not be<br>visually intrusive  |
|     |   | CULTURAL HERI   | TAGE  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: TS12: Land at                | Sir Archibald Road  | and the second s |
|---|---|--|
| Settlement: Thurso/Scrab                | ster  | 1507 de Seaside<br>Cortage   |
| Site size (ha): 1.6                     |   | TS12<br>The Lodge<br>Thurso<br>TS17  |
| Preferred for<br>development: Preferred | Preferred uses: Mixed<br>Use (Housing – Business<br>- Retail) | East<br>Behool<br>All rights reserved 100023369  |

|    | WATER/DRAINAGE CONSTRAINTS  |   |   |   |  |
|----|---|---|---|---|--|
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | The current status of the<br>local waters is generally<br>Good / High.<br>Sewage discharge is a<br>pressure noted by the<br>RBMP tool.<br>New development has the<br>potential to increase<br>pressure on the existing<br>sewerage network. | New development<br>would be subject to<br>suitable measures<br>to avoid release of<br>contaminants. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply           | The current status of the<br>local waters is generally<br>Good / High.<br>Sewage discharge is a<br>pressure noted by the  | New development<br>would be subject to<br>suitable measures<br>to avoid release of<br>contaminants. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply           |  |

## SAC01-Site Assessment Checklist

|    | source  | RBMP tool.  |   | source  |
|----|---|---|---|---|
|    |   | New development has the potential to increase pressure on the existing sewerage network.            |   |   |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of the development site.  |   | x<br>Not Applicable   |
|    |   | CLIMATE CHAN  | NGE   |   |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   |   |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk          |   | SUDS / flood<br>mitigation works.<br>Flood Risk<br>Assessment<br>Required at<br>Planning Stage. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues                           | Not at coast  |   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                           |
|    | ·   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA   |   |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Limited wildlife<br>connectivity across the<br>site. Potential for<br>protected species<br>unknown. |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | Adjoins river Thurso SAC  | Connection to public sewer  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)  | Adjoins River Thurso<br>SSSI  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of             |

|    | sites due to nature or scale of proposal  |   |  | proposal  |
|----|---|---|--|---|
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Site adjacent to area of semi natural woodland.   | Potential<br>development<br>restricted to<br>brownfield land.<br>Maintain woodland<br>to east as felling<br>unlikely to be<br>necessary. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Woodland adjacent to site<br>and exisitng buildings on<br>site raise potential for<br>bats.                                   | Protected species<br>survey may be<br>required for future<br>development.  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Brownfield site presents<br>no identifiable wildlife<br>corridors. However, bat<br>flyways may be affected<br>by development. | Protected species<br>survey and<br>mitigation<br>measures may be<br>required for future<br>development.                                  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 6a | <br>Very exposed, with no<br>shelter from landscape<br>or vegetation, north<br>facing slope or over<br>shadowed site  | Site is in exposed North facing coastal location.   | Opportunity to<br>provide shelterbelts<br>and sensitively<br>design<br>development to<br>avoid the most<br>exposed locations.            | -<br>Minor exposed site with<br>minimal shelter from<br>topography or vegetation.<br>North west facing slope or<br>flat site                      |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   | Road improvements incl<br>footway required  | Road<br>improvements incl<br>footway required  | +<br>Proposal would not<br>generate traffic or require<br>a connection  |
| 7b | 0<br>Proposal in close  | Road improvements incl  | Road<br>improvements incl  | +<br>Opportunity to improve   |

|     | proximity to utilise<br>existing connections and<br>access  | footway required  | footway required                             | local access issues   |
|-----|---|---|--|---|
| 8a  | ++<br>Within walking distance<br>of large service centre<br>containing a wide range<br>of large services such<br>as supermarket, pub,<br>restaurant, wide choice<br>of shops, secondary<br>school, railway station<br>and bus services and/or<br>development will make a<br>significant contributio |   |  | ++<br>Within walking distance of<br>large service centre<br>containing a wide range of<br>large services such as<br>supermarket, pub,<br>restaurant, wide choice of<br>shops, secondary school,<br>railway station and bus<br>services and/or<br>development will make a<br>significant contributio |
| 8b  | 0<br>appropriate school<br>capacity   |   |  | 0<br>appropriate school<br>capacity   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |  | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |
|     |   | HUMAN HEALTH AND R  | ECREATION                                    |   |
|     | Pre-Mitigation score  | Comments  | Mitigation                                   | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |  | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | +<br>Small scale increase in<br>open space  | Any new residential<br>development of over 4<br>dwellings is required to<br>provide a suitable amount<br>of open space. |  | +<br>Small scale increase in<br>open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Primary connections<br>would be expected to be<br>along exisitng Sir<br>Archibald Road.                                 |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing   |   | 0<br>Utilises or is in<br>close proximity to | 0<br>Utilises or is in close<br>proximity to existing   |

|     | connections   |   | connections  | connections   |
|-----|---|---|--|---|
|     | •   | WASTE AND NATURAL   | RESOURCES  |   |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings   |   |  | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Site includes various<br>historic industry uses:<br>Garages (CA-GAR-1028,<br>CA-GAR-1128),<br>Pavement Works (CA-<br>CON-1034), Council Yard<br>(CA-TRN-1029),<br>Engineering Works,<br>Smithy (CA-FER-1073)<br>and Works (CA-MSC-<br>1022) | Future<br>development would<br>be subject to a site<br>investigation and<br>remediation<br>measures. | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite              |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land               |   |  | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land                |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         | Potential to reuse some exisitng structures on site.  |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                       |
| 12a | X<br>not applicable to type or<br>location of development   |   |  | X<br>not applicable to type or<br>location of development   |
| 12b | X<br>not applicable to type or<br>location of development   |   |  | X<br>not applicable to type or<br>location of development   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           |   |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill                         |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources               |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources             |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby   |  | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste  | site is located near waste<br>producers and therefore<br>complies well with ZWP   |  | O<br>No significant impact on<br>the amount of waste  |

|     | going to landfill   | locational criteria   |  | going to landfill   |  |  |
|-----|---|---|--|---|--|--|
|     | LANDSCAPE   |   |  |   |  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |  |
| 14a | X<br>N/A  |   |  | X<br>N/A  |  |  |
| 14b | X<br>N/A  |   |  | X<br>N/A  |  |  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Proposal involves<br>redevelopment of exisitng<br>buisness / industrial units<br>for houising.    | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>improve the<br>appearance of the<br>site within the wider<br>area. | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |  |  |
| 15b | 0<br>proposal would not be<br>visually intrusive  | Proposal involves<br>redevelopment of exisitng<br>buisness / industrial units<br>for houising.    | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>improve the<br>appearance of the<br>site within the wider<br>area. | +<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in wider general scenery<br>and/ or Type of proposed<br>development fits well with<br>existing development                                |  |  |
|     |   | CULTURAL HERI   | TAGE   |   |  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |  |  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |  |  |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites  | Conservation area and<br>listed buildings located<br>adjacent to site across the<br>River Thurso. | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>improve the  | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic   |  |  |

|     | and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |   | appearance of the site within the wider area.  | environment and or minor<br>enhancement of the<br>setting of a historic buildin  |
|-----|---|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Conservation area and<br>listed buildings located<br>adjacent to site across the<br>River Thurso.   | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>improve the<br>appearance of the<br>site within the wider<br>area. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Former flagstone works.<br>Some buildings of historic<br>interest. Mitigation would<br>be required. | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>improve the<br>appearance of the<br>site within the wider<br>area. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |

| Site Name: TS13: Land at Bridgend<br>Settlement: Thurso/Scrabster |   |  |
|---|---|--|
| Site size (ha): 13.2  | 2   | Info<br>Cen Cen  |
| Preferred for<br>development:<br>Preferred                        | Preferred uses:<br>Mixed Use<br>(Community -<br>Housing - Retail<br>- Business) | nurso<br>ridge Bridgend Bridgend Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |   |   |  |  |
|----|---|---|---|--|--|
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |  |
| 1a | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | The current status of the<br>local waters is generally<br>Good / High.<br>Sewage discharge is a<br>pressure noted by the<br>RBMP tool.<br>New development has the<br>potential to increase<br>pressure on the existing<br>sewerage network. | New development<br>would be subject to<br>suitable measures<br>to avoid release of<br>contaminants. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   | The current status of the<br>local waters is generally<br>Good / High.<br>Sewage discharge is a<br>pressure noted by the<br>RBMP tool.<br>New development has the<br>potential to increase<br>pressure on the existing<br>sewerage network. | New development<br>would be subject to<br>suitable measures<br>to avoid release of<br>contaminants. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
| 1c | x<br>Not Applicable   | No water supplies noted<br>within 250m of the<br>development site.  |   | x<br>Not Applicable  |  |
|    |   |   | IGE   |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |  |
| 2a | O<br>Proposal located close<br>to existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02<br>emissions/ increased<br>car travel |   |   | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to<br>have any significant<br>impact on C02 emissions/<br>increased car travel |  |

| 3a<br>4a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk          | Not at coast   | SUDS / flood<br>mitigation works.<br>Flood Risk<br>Assessment<br>Required Prior to<br>Inclusion in Plan | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
|----------|---|--|---|---|
| 4a       | Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues                                | Not at coast   |   | Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                                |
|          |   | BIODIVERSITY, FLORA  | AND FAUNA   |   |
|          | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 5a       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | No formal designations<br>apply directly.<br>Connectivity to wildlife<br>appears to be limited<br>across the site. |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site is downstream on<br>River Thurso from River<br>Thurso SAC.  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Site is downstream on<br>River Thurso from River<br>Thurso SSSI.   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d       | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |
| 5e       | ??<br>Unknown   | Site is adjacent to River<br>Thurso which may contain<br>otters.   | Protected species<br>survey may be<br>required for future<br>development.                               | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f       | X<br>N/A no designations<br>apply   |  |   | X<br>N/A no designations apply  |
| 5g       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)  | No visible habitat<br>connections present on<br>site visit.  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to                                   |

|    | sites due to nature or scale of proposal  |                                  |  | nature or scale of proposal   |  |  |
|----|---|----------------------------------|--|---|--|--|
|    | SITE DELIVERABILITY/ SUSTAINABILITY   |                                  |  |   |  |  |
|    | Pre-Mitigation score  | Comments                         | Mitigation   | Post Mitigation Score   |  |  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |                                  |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc  |  |  |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |                                  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |  |  |
| 7b | -<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access<br>that can be mitigated   | Site has access<br>difficulites. | Potential to<br>mitigate access<br>constraints with<br>funding from<br>developer<br>contributions. | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access   |  |  |
| 8a | ++<br>Within walking distance<br>of large service centre<br>containing a wide range<br>of large services such<br>as supermarket, pub,<br>restaurant, wide choice<br>of shops, secondary<br>school, railway station<br>and bus services and/or<br>development will make a<br>significant contributio |                                  |  | ++<br>Within walking distance of<br>large service centre<br>containing a wide range of<br>large services such as<br>supermarket, pub,<br>restaurant, wide choice of<br>shops, secondary school,<br>railway station and bus<br>services and/or<br>development will make a<br>significant contributio |  |  |
| 8b | 0<br>appropriate school<br>capacity   |                                  |  | 0<br>appropriate school<br>capacity   |  |  |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   |                                  |  | 0<br>Potential minor constraint<br>that can be mitigated  |  |  |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |                                  |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |  |  |

|     | HUMAN HEALTH AND RECREATION   |   |   |  |  |  |
|-----|---|---|---|--|--|--|
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |  |  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space                                       | Any new residential<br>development of over 4<br>dwellings is required to<br>provide a suitable amount<br>of open space.   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |  |  |
| 10b | +<br>Small scale increase in<br>open space  |   |   | +<br>Small scale increase in open space  |  |  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |   | Potential to provide<br>footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the<br>site.Potential to<br>provide footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the site. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |  |  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |   | Potential to provide<br>footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the site.  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |  |  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |  |  |
|     | _   | WASTE AND NATURAL   | RESOURCES   |  |  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |  |  |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings   |   |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings  |  |  |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Site overlies CA-TMB-<br>1013, Thurso sawmill and<br>timber yard, timber<br>treatment works, CA-<br>TRN-1004 Depot, CA-<br>COA-1002 Coal Yard, and<br>CA-TMB-1002 timber<br>treatment works, site<br>investigation would be | Any contamination<br>present would<br>require to be<br>identified and<br>remediated<br>satisfactorily in<br>advance of<br>development.  | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite   |  |  |

|     |  | required prior to development.   |   |   |
|-----|--|--|---|---|
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land                                  |  |   | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings   |
| 12a | X<br>not applicable to type or<br>location of development  |  |   | X<br>not applicable to type or<br>location of development   |
| 12b | X<br>not applicable to type or<br>location of development  |  |   | X<br>not applicable to type or<br>location of development   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |  | LANDSCAPI  | Ē   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 14a | X<br>N/A   |  |   | X<br>N/A  |
| 14b | X<br>N/A   |  |   | X<br>N/A  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | Site relates to existing built development pattern.  | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>improve the outlook<br>of the site. | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |

| 15b | 0<br>proposal would not be<br>visually intrusive  | Site relates to existing built development pattern.   | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>improve the outlook<br>of the site.   | +<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in wider general scenery<br>and/ or Type of proposed<br>development fits well with<br>existing development                                   |
|-----|---|---|---|--|
|     |   | CULTURAL HERI   | TAGE  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | B Listed Thurso Bridge is<br>adjacent. Builder's Yard<br>(former saw mill) contains<br>some buildings of historic<br>interest - mitigation would<br>be required. The two<br>houses on western edge<br>are of historic interest and<br>should be retained. | High quality<br>masterplanned<br>development which<br>takes consideration<br>of and protects and<br>where necessary<br>retains the key<br>cultural heritage<br>elements of the<br>site. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Site is located across the<br>River Thurso from the<br>Conservation Area.   | High quality<br>masterplanned<br>development which<br>takes consideration<br>of and protects and<br>where necessary<br>retains the key<br>cultural heritage<br>elements of the<br>site. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |

| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|---|--|
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Builder's Yard (former<br>saw mill) contains some<br>buildings of historic<br>interest - mitigation would<br>be required. The two<br>houses on western edge<br>are of historic interest and<br>should be retained. | Considered<br>development<br>retaining and<br>enhancing key<br>heritage features. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |

| Site Name: TS16: Land North West of Dunbar Hospita<br>Settlement: Thurso/Scrabster         | Driving Range                                       |
|--|---|
| Site size (ha): 4.9  | THURES  |
| Preferred for<br>development: AlternativePreferred uses: Mixed<br>Use (Housing - Business) | © Crown copyright.<br>All rights reserved 100023369 |

|    |   | WATER/DRAINAGE CO  | NSTRAINTS   |  |
|----|---|--|---|--|
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 1a | x<br>Not Applicable   |  |   | x<br>Not Applicable  |
| 1b | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site |   | x<br>Not Applicable  |
| 1c | x<br>Not Applicable   | No water supplies noted within 250m of the development site.                               |   | x<br>Not Applicable  |
|    |   | CLIMATE CHAI   | NGE   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499 |  | Green travel<br>planning to<br>minimise carbon<br>emissions from<br>future development. | O<br>Proposal located close to<br>existing centres of<br>population and/or similar<br>uses and/or Type of<br>proposal is unlikely to |

SAC01-Site Assessment Checklist

|    | houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car                      |   |  | have any significant<br>impact on C02 emissions/<br>increased car travel  |
|----|---|---|--|---|
| За | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | Site is not located within<br>an identified flood risk<br>area. No Flood Risk<br>Assessment Required  | SUDS / flood<br>mitigation works<br>may be required as<br>part of any future<br>planning<br>application due to<br>the potential scale<br>of development. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues                           | Not at coast  |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                           |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | No formal designations<br>apply. Connectivity to<br>wildlife appears to be fair<br>across the site.   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Existing land cover is<br>mainly rough grassland<br>with little evidence of<br>species diversity. Some<br>evidence of hedgerows<br>across the site. | Considered<br>development<br>preserving existing<br>features of value to<br>wildlife.  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | ??<br>Unknown   |   | Protected species<br>survey may be<br>required for future  | 0<br>Unlikely to be any impact<br>on protected species  |

|    |   |  | development.  |   |
|----|---|--|---|---|
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Connectivity to wildlife<br>appears to be fair across<br>the site. | Considered<br>development<br>preserving existing<br>features of value to<br>wildlife. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |   |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |  |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc  |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access   |
| 8a | ++<br>Within walking distance<br>of large service centre<br>containing a wide range<br>of large services such<br>as supermarket, pub,<br>restaurant, wide choice<br>of shops, secondary<br>school, railway station<br>and bus services and/or<br>development will make a<br>significant contributio |  |   | ++<br>Within walking distance of<br>large service centre<br>containing a wide range of<br>large services such as<br>supermarket, pub,<br>restaurant, wide choice of<br>shops, secondary school,<br>railway station and bus<br>services and/or<br>development will make a<br>significant contributio |
| 8b | 0<br>appropriate school   |  |   | 0<br>appropriate school   |

|     | capacity  |   |   | capacity  |
|-----|---|---|---|---|
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines cross site.  |   | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |   |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |
|     |   | HUMAN HEALTH AND R  | ECREATION   |   |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | +<br>Small scale increase in<br>open space  | Any new residential<br>development of over 4<br>dwellings is required to<br>provide a suitable amount<br>of open space. | Masterplanned<br>development<br>providing new open<br>spaces and<br>facilities<br>commensurate with<br>scale of the site.   | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution to<br>green network or<br>connectivity of open<br>space |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | Potential to provide<br>footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the<br>site.Potential to<br>provide footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the site. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space                |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | Potential to provide<br>footpaths<br>connecting local<br>facilities and<br>greenspaces<br>across the site.  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network   |
|     |   | WASTE AND NATURAL   | RESOURCES   |   |

|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
|-----|--|---|--|--|
| 11a | X<br>N/A no brownfield land<br>onsite  |   |  | X<br>N/A no brownfield land<br>onsite  |
| 11b | ??<br>Unknown  | Partly overlaps CA-MED-<br>1005, Dumbar Hospital,<br>Thurso - would need to<br>check boundaries and<br>plans. | Any contamination<br>present would<br>require to be<br>identified and<br>remediated<br>satisfactorily in<br>advance of<br>development. | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land                    |
| 11c | <br>Large-scale use of<br>Greenfield land  |   |  | <br>Large-scale use of<br>Greenfield land  |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land |   |  | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land |
| 12a | X<br>not applicable to type or<br>location of development                                    |   |  | X<br>not applicable to type or<br>location of development                                    |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             |   |  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |   |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources        |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources        |
| 13c | X<br>Not applicable to type<br>or location of<br>development                                 | No waste management facilities nearby   |  | X<br>Not applicable to type or<br>location of development                                    |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria        |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |
|     |  | LANDSCAP  | E  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 14a | X  |   |  | x  |

|     | N/A  |               |  | N/A  |
|-----|--|---------------|--|--|
| 14b | X<br>N/A   |               |  | X<br>N/A   |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou |               | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>minimise negative<br>impact on the<br>character of the<br>wider landscape. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   |               | A carefully<br>designed,<br>masterplanned<br>development has<br>the potential to<br>minimise negative<br>impact on the<br>character of the<br>wider landscape. | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI | TAGE   |  |
|     | Pre-Mitigation score   | Comments      | Mitigation   | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              |               |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              |               |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              |               |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
|-----|---|--|--|
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: TS18: Land                           | North of Pennyland House | Ever Mart Beyer Mart 197   |
|---|--------------------------|--|
| Settlement: Thurso/Scr                          | abster                   | Linapel Point<br>India<br>Mausoleum  |
| Site size (ha): 16.7                            |                          | Motel TS18   |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A      | Age Caravan and Camping Site Corrow copyright.<br>TS06 Recorded CD All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS                              |  |            |   |  |
|----|---|--|------------|---|--|
|    | Pre-Mitigation score                                    | Comments   | Mitigation | Post Mitigation Score                                   |  |
| 1a | x<br>Not Applicable                                     | Thurso Bay is rated as<br>High                             |            | x<br>Not Applicable                                     |  |
| 1b | 0<br>Development is unlikely<br>to have any significant | Thurso Bay is<br>immedaitely to the north<br>and there are |            | 0<br>Development is unlikely to<br>have any significant |  |

|    | effects on any water<br>bodies or water supply<br>source  | ditches/burns to the east<br>and west but development<br>is unlikely to have a<br>signifcant impact on<br>either.  |  | effects on any water<br>bodies or water supply<br>source  |
|----|---|--|--|---|
| 1c | x<br>Not Applicable   |  |  | x<br>Not Applicable   |
|    |   | CLIMATE CHAN   | NGE  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   | Proposal includes a hotel<br>which could have high<br>levels of carbon<br>emissions.   |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding  |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | -<br>Site is in an area of<br>minor coastal erosion<br>and/ or Will have a<br>minor negative impact<br>on coastal erosion   | Due to being a coastal<br>site there may be issues<br>with coastal erosion.  | Relevant surveys<br>undertaken if<br>necessary with<br>mitigation identified.  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                           |
|    |   | BIODIVERSITY, FLORA  |  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Although the site is<br>agricultural/grazing land<br>there may be ecological<br>interests in the fringe<br>areas due to the proximity<br>to the sea and other<br>watercourses. | Surveys may be<br>required and<br>mitigation identified.<br>There may also be<br>opportunities for<br>environmental<br>improvements. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation  | Site adjoins the<br>Pennylands SSSI<br>designated for Silurian -<br>Devonian Chordata, non-  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including   |

|    | (including Geodiversity)<br>sites due to nature or<br>scale of proposal   | marine Devonian.<br>Unlikely to be any impact<br>on the SSSI.  |  | Geodiversity) sites due to<br>nature or scale of<br>proposal   |
|----|---|--|--|--|
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Potential protected<br>species due to proximity<br>to sea cliffs and<br>watercourses.  | Otter surveys likely to be required.   | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Site adjoins the<br>Pennylands SSSI<br>designated for Silurian -<br>Devonian Chordata, non-<br>marine Devonian.<br>Unlikely to be any impact<br>on the SSSI.                   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | Although the site is<br>agricultural/grazing land<br>there may be ecological<br>interests in the fringe<br>areas due to the proximity<br>to the sea and other<br>watercourses. | Surveys may be<br>required and<br>mitigation identified.<br>There may also be<br>opportunities for<br>environmental<br>improvements. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |  |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                             | Hotel and chalet<br>development would add<br>significant traffic to the A9<br>in this area.  | Local road network<br>imrpvoement likely<br>to be required.  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance  |  |  | +<br>Within walking distance to  |

|     | to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |   | frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |  |
|-----|---|--|---|---|--|
| 8b  | X<br>N/A  |  |   | X<br>N/A  |  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |   | 0<br>Potential minor constraint<br>that can be mitigated  |  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |  |
|     | HUMAN HEALTH AND RECREATION   |  |   |   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |  |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  | Proposals include large<br>areas of amenity land with<br>likely improvements to the<br>existing coastal path.  | Masterplan<br>required to<br>maximise benefits  | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution to<br>green network or<br>connectivity of open<br>space   |  |
| 10b | +<br>Small scale increase in<br>open space  | Proposals include large<br>areas of amenity land with<br>likely improvements to the<br>existing coastal path.  | Masterplan<br>required to<br>maximise benefits  | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution to<br>green network or<br>connectivity of open<br>space   |  |
| 10c | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution<br>to green network or<br>connectivity of open<br>space   | Proposals include large<br>areas of amenity land with<br>likely improvements to the<br>existing coastal path.<br>This will help to link open<br>space along the sea front. | Masterplan<br>required to<br>maximise<br>benefitsMasterplan<br>required to<br>maximise benefits | ++<br>Large scale increase in<br>open space, new access<br>network or makes<br>significant contribution to<br>green network or<br>connectivity of open<br>space   |  |
| 10d | +<br>Improves/enhances<br>green network<br>connectivity, existing   | Proposals include large<br>areas of amenity land with<br>likely improvements to the<br>existing coastal path.  | Masterplan<br>required to<br>maximise benefits  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or   |  |

|     | open space or key<br>access network   | This will help to open up access to and along the sea front.             |   | key access network  |
|-----|---|--|---|---|
| 10e | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network                    |  | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network                       |
|     |   | WASTE AND NATURAL  | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 11a | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop<br>existing buildings |  |   | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop existing<br>buildings |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land   |  |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land   |
| 11c | -<br>Small scale use of<br>greenfield land  |  |   | -<br>Small scale use of<br>greenfield land  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings  |  |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings        |
| 12a | X<br>not applicable to type or<br>location of development   |  |   | X<br>not applicable to type or<br>location of development   |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land  | Land is rated as 4.2 which<br>is still relatively high for<br>Caithness. |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                       |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                       |

| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|--|
| 13d | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development  |
|     |   | LANDSCAPE  | Ē  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |  |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast   |  |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast  |
| 15a | <br>Development isolated<br>and not in an existing<br>settlement boundary<br>and/ or Development of<br>site would land lock<br>other sites or impact on<br>existing connectivity in a<br>settlement | The land has been strictly<br>safeguarded from built<br>development in order to<br>protect and enhance the<br>panoramic views.<br>Development has the<br>potential to be highly<br>detrimental to the site and<br>the experience of<br>travelling from Scrabster<br>to Thurso. | A very limited level<br>of development<br>may be acceptable<br>if it helps to provide<br>greater access to<br>the sea shore and<br>imrpvoe the<br>recreational value<br>of the area. High<br>quality siting and<br>design would be<br>essential. | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway line<br>river etc, which cou |
| 15b | <br>Visually disruptive,<br>incongruous and out of<br>character to the<br>surrounding landscape<br>and/ or proposal would<br>be visually intrusive in a<br>valued or sensitive view                 | The land has been strictly<br>safeguarded from built<br>development in order to<br>protect and enhance the<br>panoramic views.<br>Development has the<br>potential to be highly<br>detrimental to the site and<br>the experience of<br>travelling from Scrabster<br>to Thurso. | A very limited level<br>of development<br>may be acceptable<br>if it helps to provide<br>greater access to<br>the sea shore and<br>imrpvoe the<br>recreational value<br>of the area. High<br>quality siting and<br>design would be<br>essential. | -<br>proposal would be visually<br>intrusive in wider general<br>scenery   |
|     |   | CULTURAL HERI  | TAGE   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 16a | -<br>Development of site<br>would have a minor<br>negative impact on a  | Potential for increasing<br>erosion of the Scrabster<br>Castle SM site.  | There may be<br>opportunities to<br>stablise and<br>improve access to<br>the scheduled   | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better  |

|     | cultural heritage<br>designation's wider<br>setting   |   | monument.   | access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin  |
|-----|---|---|---|--|
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Development could<br>impact upon the B-Listed<br>Pennyland<br>House/Steading. | Good quality siting<br>and design would<br>be essential.  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of   |   | Development could<br>be used to help<br>improve access to<br>key historical sites<br>e.g. Scrabster | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better  |

| cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Castle and<br>Pennyland<br>Mausoleum. | access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
|--|---------------------------------------|---|
|--|---------------------------------------|---|

| Site Name: TS20: Land<br>Settlement: Thurso/Scr | North of Scrabster Mains Farm<br>abster | Tan P                              |
|---|---|------------------------------------|
| Site size (ha): 10.9                            |   | TS20<br>TS15                       |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A                     | TS19 All rights reserved 100023369 |

| WATER/DRAINAGE CONSTRAINTS |                      |  |            |                       |  |
|----------------------------|----------------------|--|------------|-----------------------|--|
|                            | Pre-Mitigation score | Comments   | Mitigation | Post Mitigation Score |  |
| 1a                         | x<br>Not Applicable  |  |            | x<br>Not Applicable   |  |
| 1b                         | x<br>Not Applicable  | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site |            | x<br>Not Applicable   |  |
| 1c                         | x<br>Not Applicable  |  |            | x<br>Not Applicable   |  |
| CLIMATE CHANGE             |                      |  |            |                       |  |

|    | Des Milles (instances)  | 0   |            | Dest Miller fier Oren  |
|----|---|---|------------|--|
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car | Up to 10ha of<br>development land.  |            | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a | x<br>Not Applicable   | Not at coast  |            | x<br>Not Applicable  |

|    | BIODIVERSITY, FLORA AND FAUNA   |   |   |   |  |
|----|---|---|---|---|--|
|    | Pre-Mitigation score  | Comments  | Mitigation                                | Post Mitigation Score   |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Limited ecological value<br>due to grazing farmland<br>with no field boundaires<br>within the site.   | Potential to improve<br>ecological value. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |   | 0<br>Unlikely to be any impact<br>on protected species  |  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | May be used by deer and<br>some other animals but<br>due to current use this will<br>be very limited. |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY                             |   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation                                | Post Mitigation Score   |  |

| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |                    |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
|-----|---|--------------------|---|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |                    |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |                    |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |                    |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | +<br>development could help<br>sustain existing services  |                    |   | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |                    |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |                    |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R | ECREATION   |  |
|     | Pre-Mitigation score  | Comments           | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                    | In line with Open<br>Space in New<br>Residential<br>Development<br>Supplementary<br>Guidance. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | 0<br>There will be no net<br>increase in open space   |                    | In line with Open<br>Space in New<br>Residential  | +<br>Small scale increase in<br>open space   |

|     |  |                   | Development<br>Supplementary<br>Guidance.   |  |
|-----|--|-------------------|---|--|
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                   | Potential for (part)<br>active travel<br>linkages to be<br>established<br>between Scrabster<br>and<br>Thurso.Potential for<br>(part) active travel<br>linkages to be<br>established<br>between Scrabster<br>and Thurso. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                   | Potential for (part)<br>active travel<br>linkages to be<br>established<br>between Scrabster<br>and Thurso.  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
|     |  | WASTE AND NATURAL | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments          | Mitigation  | Post Mitigation Score  |
| 11a | 0<br>Scale or type of<br>proposal unlikely to<br>effect brownfield land  |                   |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>brownfield land  |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land  |                   |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land  |
| 11c | <br>Large-scale use of<br>Greenfield land  |                   |   | <br>Large-scale use of<br>Greenfield land  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings |                   |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings                             |
| 12a | X<br>not applicable to type or<br>location of development  | Gleys             |   | X<br>not applicable to type or<br>location of development  |

| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land                       | 4.1 but this is realtively high for Caithness.   |            | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land                          |
|-----|--|--|------------|--|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |  |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |            | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
|     |  | LANDSCAPI  |            |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 14a | X<br>N/A   |  |            | X<br>N/A   |
| 14b | X<br>N/A   |  |            | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | Development to the east<br>and north. Not in a high<br>visual senstive area due<br>to being on the edge of<br>the settlement and in an<br>elevated position. |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Development to the east<br>and north. Not in a high<br>visual senstive area due<br>to being on the edge of<br>the settlement and in an<br>elevated position. |            | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI  | TAGE       |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |

| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
|-----|---|--|--|
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Scrabster House is<br>immedaitely to the south<br>and is C-Listed. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

## Tongue

| Site Name: TG01:<br>Settlement: Tongu      | South of Loyal terrace<br>le | - tion TG05  |
|--|------------------------------|--|
| Site size (ha): 1                          |                              |  |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Housing   | Nu<br>an<br>Abardoned Homestead<br>© Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |  |   |   |  |
|----|--|--|---|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | The current status of the<br>Kyle of Tongue is Good.<br>No existing pressures are<br>noted by the RBMP tool.   |   | x<br>Not Applicable   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Small burn running<br>through site   | Riparian buffering,<br>and designing burn<br>into design of<br>development. Burn<br>not to be culverted | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable  | No private water supplies within 250m of site  |   | x<br>Not Applicable   |  |
|    |  | CLIMATE CHAN   | NGE   |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |  |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk                         | Small burn and<br>groundwater features<br>within site, may indicate a<br>shallow water table and<br>potential groundwater<br>flooding. FRA may be<br>required. | Flood Risk<br>Assessment<br>required.   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |  |
| 4a | x<br>Not Applicable  | not at coast   |   | x<br>Not Applicable   |  |
|    | ·  | BIODIVERSITY, FLORA  | AND FAUNA   |   |  |

|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |
|----|--|---|--|---|
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  | No formal designations<br>apply. Some scope for<br>connectivity to wildlife<br>across the site using<br>existing hedgerows and<br>tree belts. | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of<br>existing features<br>providing<br>connectivity to<br>wildlife. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | -<br>Tree removal<br>/afforestation required of<br>non protected woodland.<br>localised and<br>medium/short term   | Mosaic of burn, woodland and scrub habitat onsite   | caerful design to<br>safeguard exiting<br>habitats to be<br>incorporated into<br>design  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species  | Burn on site may contain<br>otters. Surrounding tree<br>belts may contain bats.   | Protected species<br>survey may be<br>required for future<br>development.  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal  |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has | No formal designations<br>apply. Some scope for<br>connectivity to wildlife<br>across the site using<br>existing hedgerows and<br>tree belts. | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of<br>existing features<br>providing                                 | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

|     | been designated   |  | connectivity to wildlife.  |   |
|-----|---|--|--|---|
|     | •   | SITE DELIVERABILITY/ SU  | JSTAINABILITY  |   |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Site has a degree of<br>shelter from surrounding<br>topography.                                | Opportunity to<br>provide further<br>shelter belts within<br>the site. | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope |
| 7a  | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                             | Adjacent road is single<br>tracked but with passing<br>places.                                 |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network                                   |
| 7b  | -<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access<br>that can be mitigated     | No existing access.  | Requires formation<br>of a satisfactory<br>vehicle access.             | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                           |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections        |
| 8b  | 0<br>appropriate school<br>capacity   |  |  | 0<br>appropriate school<br>capacity   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Overhead lines across<br>one potential access to<br>site. Another access route<br>is possible. |  | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  | All development to connect to public sewer                             | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site    |
|     |   | HUMAN HEALTH AND R   | ECREATION  |   |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open  |  |  | 0<br>Unlikely to have any<br>impact on existing open  |

|     | space  |   |   | space  |
|-----|--|---|---|--|
| 10b | +<br>Small scale increase in<br>open space   | Any new residential<br>development of over 4<br>dwellings is required to<br>provide a suitable amount<br>of open space. |   | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |
|     |  | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite  |   |   | X<br>N/A no brownfield land<br>onsite  |
| 11b | ??<br>Unknown  |   |   | ??<br>Unknown  |
| 11c | <br>Large-scale use of<br>Greenfield land  |   |   | <br>Large-scale use of<br>Greenfield land  |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land | No structures on site.  |   | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land |
| 12a | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             |   |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             |   |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |

| 13b<br>13c | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources<br>X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources<br>X<br>Not applicable to type or<br>location of development   |
|------------|---|---|---|--|
| 13d        | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
|            |   | LANDSCAPE   | E   |  |
|            | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 14a        | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   | Within Kyle of Tongue<br>NSA. Proposal does not<br>significantly extend the<br>built area of Tongue.  | Design statement<br>required to take<br>account of NSA. | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |
| 14b        | X<br>N/A  |   |   | X<br>N/A   |
| 15a        | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Within Kyle of Tongue<br>NSA. Proposal does not<br>significantly extend the<br>built area of Tongue.  | Design statement<br>required to take<br>account of NSA. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b        | 0<br>proposal would not be<br>visually intrusive  | Within Kyle of Tongue<br>NSA. Proposal does not<br>significantly extend the<br>built area of Tongue. SNH<br>identify some of site as<br>suitable for housing in<br>Sutherland Landscape<br>Capacity Study |   | 0<br>proposal would not be<br>visually intrusive   |
|            |   | CULTURAL HERI   | TAGE  |  |
|            | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 16a        | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | No appreciable effect on<br>nearby Castail Barraich<br>Scheduled Monument.  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
|-----|---|--|--|
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: TG02: V<br>Settlement: Tongu    | West of Varrich Place<br>e | TG03 TV F/Sch |
|--|----------------------------|---------------|
| Site size (ha): 2                          |                            | TG02          |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Housing | Tongue        |

|    | WATER/DRAINAGE CONSTRAINTS   |   |  |   |  |
|----|--|---|--|---|--|
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | The current status of the<br>Kyle of Tongue is Good.<br>No existing pressures are<br>noted by the RBMP tool.  |  | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable  | No surface water onsite.<br>Any development has the<br>potential for release of<br>pollution through sewage.  |  | x<br>Not Applicable   |  |
| 1c | x<br>Not Applicable  | No water supplies noted<br>within 250m of the<br>development site.  |  | x<br>Not Applicable   |  |
|    | CLIMATE CHANGE   |   |  |   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                            |   |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |  |
| За | x<br>Not Applicable  | Site is not located within an identified flood risk area.   |  | x<br>Not Applicable   |  |
| 4a | x<br>Not Applicable  | Site is not at coast  |  | x<br>Not Applicable   |  |
|    |  | BIODIVERSITY, FLORA   | AND FAUNA  |   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or | No formal designations<br>apply. Some potential<br>connectivity to wildlife<br>apparent across the site.<br>Potential for protected<br>species unknown. | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of |  |

|    | scale of proposal   |   | Retention of<br>existing features<br>providing<br>connectivity to<br>wildlife.   | proposal  |
|----|---|---|--|---|
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Potential for protected species unknown.                                | Protected species<br>(otters) survey may<br>be required for<br>future development.   | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Some potential<br>connectivity to wildlife<br>apparent across the site. | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of<br>existing features<br>providing<br>connectivity to<br>wildlife. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |

| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Site has a degree of shelter from surrounding topography. | Opportunity to<br>provide further<br>shelter belts within<br>the site.  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope |  |
|-----|---|---|---|---|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   | A838 is double tracked adjacent the site.                 |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network                                   |  |
| 7b  | -<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access<br>that can be mitigated     | Drainage may be an<br>issue.                              | Work required to<br>widen existing<br>access.<br>Potential to<br>mitigate drainage<br>constraints with<br>funding from<br>developer<br>contributions. | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                           |  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |   |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections        |  |
| 8b  | 0<br>appropriate school<br>capacity   |   |   | 0<br>appropriate school<br>capacity   |  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |   | 0<br>Potential minor constraint<br>that can be mitigated  |  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   | all development to<br>be connected to<br>public sewer   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site    |  |
|     | HUMAN HEALTH AND RECREATION   |   |   |   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |

| 10b | 0<br>There will be no net<br>increase in open space  |   | Any new residential<br>development of<br>over 4 dwellings is<br>required to provide<br>a suitable amount<br>of open space.                 | +<br>Small scale increase in<br>open space   |
|-----|--|---|--|--|
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         | Path recorded along existing road through site. | Opportunity to<br>enhance<br>connections into<br>wider<br>countryside.Opport<br>unity to enhance<br>connections into<br>wider countryside. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         | Path recorded along existing road through site. | Opportunity to<br>enhance<br>connections into<br>wider countryside.  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|     |  | WASTE AND NATURAL                               | RESOURCES  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite  |   |  | X<br>N/A no brownfield land<br>onsite  |
| 11b | ??<br>Unknown  |   |  | ??<br>Unknown  |
| 11c | <br>Large-scale use of<br>Greenfield land  |   |  | <br>Large-scale use of<br>Greenfield land  |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land | No structures on site.                          |  | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land   |
| 12a | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             |   |  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land  |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             |   |  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land  |

| 13a<br>13b | O<br>No significant impact on<br>the amount of waste<br>going to landfill<br>O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill<br>O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |
|------------|--|--|---|--|
| 13c        | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development  |
| 13d        | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development  |
|            |  | LANDSCAPI  | E   |  |
|            | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |
| 14a        | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  | Within Kyle of Tongue<br>NSA. Proposal does not<br>significantly extend the<br>built area of Tongue. | Design statement<br>required to take<br>account of NSA<br>designation.  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |
| 14b        | X<br>N/A   |  |   | X<br>N/A   |
| 15a        | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Within Kyle of Tongue<br>NSA. Proposal does not<br>significantly extend the<br>built area of Tongue. | Design statement<br>required to take<br>account of NSA<br>designation.  | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b        | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Within Kyle of Tongue<br>NSA. Proposal does not<br>significantly extend the<br>built area of Tongue. | Design statement<br>required to take<br>account of NSA<br>designation, visual<br>amenity of existing<br>housing at Varrich<br>Place, and SNH<br>Sutherland<br>Landscape<br>Capacity Study | 0<br>proposal would not be<br>visually intrusive   |
|            | I  | CULTURAL HERI  | TAGE  |  |
|            | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |

|     | l   |  | 1 | -  |
|-----|---|--|---|--|
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | No appreciable effect on<br>nearby Castail Barraich<br>Scheduled Monument. |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of   |  |   | X<br>Not applicable to type or   |

|     | development  |  | location of development                                   |
|-----|--|--|---|
| 16h | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |

| Site Name: TG03:<br>Church                 | South of St. Andrew's      |   |
|--|----------------------------|---|
| Settlement: Tong                           | ue                         | Tongue  |
| Site size (ha): 0.8                        |                            | TG03  |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Housing | TG02<br>Healt Centre<br>Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |  |   |   |  |
|----|--|--|---|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | The current status of the<br>Kyle of Tongue is Good.<br>No existing pressures are<br>noted by the RBMP tool.<br>Any development has the<br>potential for release of<br>pollution through sewage. | New development<br>would be subject to<br>suitable waste<br>water treatment<br>arrangements.                    | x<br>Not Applicable   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Burn at NE corner of site  | Burn should be<br>safeguarded<br>through appropriate<br>riparian buffering<br>and site design. No<br>culverting | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable  | No water supplies noted within 250m of the development site.   |   | x<br>Not Applicable   |  |
|    |  | CLIMATE CHAN   | NGE   |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |  |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk                         | Kirkboll Burn flows along<br>NE boundary of the site<br>and situated upgradient.<br>As such may be a<br>potential cause of flood<br>risk. FRA maybe required.                                    | Flood Risk<br>Assessment<br>required.   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |  |
| 4a | x<br>Not Applicable  | not at coast   |   | x<br>Not Applicable   |  |

|    | BIODIVERSITY, FLORA AND FAUNA   |   |  |   |  |
|----|---|---|--|---|--|
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |
| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | No formal designations<br>apply. Some scope for<br>connectivity to wildlife<br>across the site using<br>existing hedgerows and<br>tree belts. | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of<br>existing features<br>providing<br>connectivity to<br>wildlife. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Burn nearby may contain otters. Surrounding tree belts may contain bats.  | Protected species<br>survey may be<br>required for future<br>development.  | 0<br>Unlikely to be any impact<br>on protected species  |  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or  | No formal designations<br>apply. Some scope for<br>connectivity to wildlife<br>across the site using<br>existing hedgerows and<br>tree belts. | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |

|     | Geodiversity site or the qualities for which it has been designated   |   | existing features<br>providing<br>connectivity to<br>wildlife.         |  |
|-----|---|---|--|--|
|     |   | SITE DELIVERABILITY/ SU                                   | ISTAINABILITY  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc | Site has a degree of shelter from surrounding topography. | Opportunity to<br>provide further<br>shelter belts within<br>the site. | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |   |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |   |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | 0<br>appropriate school<br>capacity   |   |  | 0<br>appropriate school<br>capacity  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   | all development to<br>connect to public<br>sewer                       | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     | ·   | HUMAN HEALTH AND R  | ECREATION  | ·  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any   |   |  | 0<br>Unlikely to have any  |

|     | impact on existing open space  |   |   | impact on existing open space  |
|-----|--|---|---|--|
| 10b | +<br>Small scale increase in<br>open space   | Any new residential<br>development of over 4<br>dwellings is required to<br>provide a suitable amount<br>of open space. |   | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                         |
|     |  | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite  |   |   | X<br>N/A no brownfield land<br>onsite  |
| 11b | X<br>No contamination<br>present   |   |   | X<br>No contamination present  |
| 11c | <br>Large-scale use of<br>Greenfield land  |   |   | <br>Large-scale use of<br>Greenfield land  |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land | No structures on site.  |   | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land |
| 12a | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             |   |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             |   |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                |
| 13a | O<br>No significant impact on<br>the amount of waste   |   |   | O<br>No significant impact on<br>the amount of waste   |

|     | going to landfill  |  |  | going to landfill   |
|-----|--|--|--|---|
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |  | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAPI  | Ē  |   |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities   | Proposal is within the<br>existing built area of<br>Tongue.<br>Sensitive location.   | Good design will be<br>a requirement.<br>Design statement<br>required.   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes |
| 14b | X<br>N/A   |  |  | X<br>N/A  |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Proposal is within the<br>existing built area of<br>Tongue, SNH Sutherland<br>Landscape Capacity<br>Study identify this iste as<br>unlikely to be suitable for<br>development due to<br>landscape value. | Any development<br>here should be<br>sensitively sited<br>and designed,<br>including making<br>due allowance for<br>the setting of the<br>church and burial<br>ground, focal<br>building to the east,<br>and re-establishing<br>a sense of<br>arrival/exit for the<br>west of the village. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Proposal is within the<br>existing built area of<br>Tongue, SNH Sutherland<br>Landscape Capacity<br>Study identify this iste as<br>unlikely to be suitable for<br>development due to<br>landscape value. | Any development<br>here should be<br>sensitively sited<br>and designed,<br>including making<br>due allowance for<br>the setting of the<br>church and burial<br>ground, focal<br>building to the east,<br>and re-establishing<br>a sense of<br>arrival/exit for the<br>west of the village. | 0<br>proposal would not be<br>visually intrusive  |

|     | CULTURAL HERITAGE   |   |   |  |  |
|-----|---|---|---|--|--|
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | No appreciable effect on<br>nearby Castail Barraich<br>Scheduled Monument.                        |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |  |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Development should<br>respect site and setting of<br>B listed buildings to east<br>of allocation. | High quality<br>masterplanned<br>development which<br>takes consideration<br>of, protects and<br>retains the key<br>cultural heritage<br>elements of the<br>area. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |  |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |  |

| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | r<br>c<br>t<br>c<br>r<br>c<br>e | High quality<br>masterplanned<br>development which<br>takes consideration<br>of, protects and<br>retains the key<br>cultural heritage<br>elements of the<br>area. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
|-----|---|---------------------------------|---|--|
|-----|---|---------------------------------|---|--|

| Site Name: TG04: West<br>Tongue Glebe<br>Settlement: Tongue | of the Fire Station; TG05: | TG04 IN-E Brae   |
|---|----------------------------|--|
| Site size (ha): 2.6   |                            | TG06 F Sta Gallery   |
| Preferred for<br>development: Part<br>alternative           | Preferred uses: Housing    | TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02<br>TG02 |

|    | WATER/DRAINAGE CONSTRAINTS |  |            |                       |  |
|----|----------------------------|--|------------|-----------------------|--|
|    | Pre-Mitigation score       | Comments   | Mitigation | Post Mitigation Score |  |
| 1a | x<br>Not Applicable        | The current status of the<br>Kyle of Tongue is Good.<br>No existing pressures are<br>noted by the RBMP tool.<br>Any development has the<br>potential for release of<br>pollution through sewage. |            | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable        | Development is unlikely to<br>result in a direct physical<br>impact on the adjacent<br>watercourse.  |            | x<br>Not Applicable   |  |
| 1c | x<br>Not Applicable        | No water supplies noted within 250m of the development site.   |            | x<br>Not Applicable   |  |
|    | CLIMATE CHANGE             |  |            |                       |  |
|    | Pre-Mitigation score       | Comments   | Mitigation | Post Mitigation Score |  |

| 2a       0       0       0         2a       0       0       0       0         4b       0 or less than 2ba       0       0       0         4b       0 or less than 2ba       0       0       0       0         3a       5       Some of the site (sight) within an area or fixed bits and may be a frequired.       1       0 <th>-</th> <th></th> <th>1</th> <th></th> <th></th>  | -  |  | 1   |   |  |
|---|----|--|---|---|--|
| Some of the site<br>(<br>composed in the site (East to West) which<br>may cause increased<br>riskAssessment<br>required.Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues4ax<br>Not ApplicableNot at coastx<br>Not Applicable5a-<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national or<br>local nature<br>oconservation<br>(ncluding Geodiversity)<br>sites due to nature or<br>scale of proposalNot at coastx<br>Not Applicable5b0<br>Unlikely to be any<br>impact on antional or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>would have a minor<br>acros the site using<br>existing hedgerows and<br>tree belts.0<br>Careful<br>careful<br>materplanning and<br>development to<br>minimise adverse<br>mature or scale of<br>proposal0<br>out<br>mature or scale of<br>proposal5b0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>Unlikely to be any impact<br>on national or local<br>conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>Unlikely to be any impact<br>on national or local<br>conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>Unlikely to be any impact<br>on national or local<br>conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>Unlikely to be any impact<br>on national or local<br>conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br><td>2a</td> <td>Small scale proposal 1-<br/>49 houses or less than<br/>2ha of<br/>employment/industrial</td> <td></td> <td></td> <td>Small scale proposal 1-49<br/>houses or less than 2ha<br/>of employment/industrial</td> | 2a | Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial   |   |   | Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial   |
| Not Applicable         Not Applicable           BIODIVERSITY, FLORA AND FAUNA           Pre-Mitigation score         Comments         Mitigation         Post Mitigation Score           5a         -         development of site<br>would have a minor<br>negative defect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated         No formal designations<br>across the site using<br>across the site using<br>tree belts.         Careful<br>masterplanning and<br>phasing of<br>development to<br>matural heritage.<br>Retention of<br>existing hedgerows and<br>tree belts.         0         Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal           5b         0         Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal         0         Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal           5c         0         0         Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal         0         0           5c         0         0         Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal         0           5d         -         -         Kirkiboll burn runs through<br>incorporating<br>existing trees and<br>kirkibol burn into<br>any development         0         Unlikely  | 3a | (<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood  | through site and may be a<br>potential cause of flood<br>risk. Steep gradient at<br>site (East to West) which<br>may cause increased<br>surface water runoff,<br>drainage is a matter for | Assessment  | Due to scale or type of proposal there is unlikely to be any impact on   |
| Pre-Mitigation score         Comments         Mitigation         Post Mitigation Score           5a         -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated         No formal designations<br>apply. Some scope for<br>connectivity to widlife<br>across the site using<br>existing hedgerows and<br>tree belts.         Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>nature or scale of<br>proposal         0<br>Unlikely to be any impact<br>on national or local<br>conservation<br>(including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal           5b         0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal         0<br>Unlikely to be any impact<br>on national or local<br>conservation<br>(including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal           5c         0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including<br>Geodiversity)<br>sites due to nature or<br>scale of proposal         Kirkiboll burn runs through<br>site, mature trees in<br>middle of site- potential<br>impacts on local<br>localised and<br>medium/short term         Careful siting,<br>desing and<br>incorporating<br>existing trees and<br>Kirkiboll burn into<br>any development         0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  | 4a |  | Not at coast  |   |  |
| 5a       -       No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.       Careful masterplanning and phasing of users to national or local conservation designation or Geodiversity site or the qualities for which it has been designated       0       Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal         5b       0       Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal       0         5b       0       Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal       0         5c       0       Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal       0         5c       0       Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal       0         5c       0       Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal       0         5d       -       0       Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal       0         5d       -       0       Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal       0 </td <td></td> <td></td> <td>BIODIVERSITY, FLORA</td> <td></td> <td></td>   |    |  | BIODIVERSITY, FLORA   |   |  |
| development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designatedapply. Some scope for<br>connectivity to wildlife<br>across the site using<br>existing hedgerows and<br>tree belts.masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>nature lheritage.<br>Retention of<br>existing featuresUnlikely to be any impact<br>on actional or local<br>foconservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal5b0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>Unlikely to be any impact<br>on ational or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>Unlikely to be any impact<br>on ational or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>Unlikely to be any impact<br>on ational or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>Unlikely to be any impact<br>on ational or local<br>conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>Unlikely to be any impact<br>on ational or local<br>conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>Unlikely to be any impact<br>on ational or local<br>conservation<br>(including Geodiversity) sites due to<br>nature or scale of<br>proposal5d-<br>Tree removal<br>/afforestation required of<br>non protected woodland.<br>Iccalised and<br>medium/short termKirkiboll burn runs through<br>site, mature trees in<br>middle  |    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposalUnlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal5c0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>0<br>Unlikely to be any impact<br>on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>0<br>Unlikely to be any impact<br>on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal0<br>0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal5d-<br>Tree removal<br>/afforestation required of<br>non protected woodland.<br>localised and<br>medium/short termKirkiboll burn runs through<br>site, mature trees in<br>middle of site- potential<br>impacts on local<br>biodiversity valueCareful siting,<br>desing and<br>incorporating<br>existing trees and<br>Kirkiboll burn into<br>any development0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   | 5a | would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has | apply. Some scope for<br>connectivity to wildlife<br>across the site using<br>existing hedgerows and  | masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of | Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of |
| 5c0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposalUnlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal5d-<br>Tree removal<br>/afforestation required of<br>non protected woodland.<br>localised and<br>medium/short termKirkiboll burn runs through<br>site, mature trees in<br>middle of site- potential<br>biodiversity valueCareful siting,<br>desing and<br>incorporating<br>exisiting trees and<br>Kirkiboll burn into<br>any development0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  | 5b | Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or  |   |   | Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of |
| Tree removal<br>/afforestation required of<br>non protected woodland.<br>localised and<br>medium/short termsite, mature trees in<br>middle of site- potential<br>impacts on local<br>biodiversity valuedesing and<br>incorporating<br>exisiting trees and<br>Kirkiboll burn into<br>any developmentUnlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   | 5c | Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or  |   |   | Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of |
| 5e     -     Burn across site may     Protected species     0   | 5d | /afforestation required of non protected woodland. localised and   | site, mature trees in<br>middle of site- potential<br>impacts on local  | desing and<br>incorporating<br>exisiting trees and<br>Kirkiboll burn into   | Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of |
|   | 5e | -  | Burn across site may  | Protected species   | 0  |

|    | Protected Species<br>present but licence not<br>required due to ability to<br>mitigate  | contain otters.<br>Surrounding tree belts<br>may contain bats. Bothe<br>serve as a habitat corridor   | survey may be<br>required for future<br>development.<br>Habitat corridor<br>should be retained<br>and enhanced<br>where possible.                             | Unlikely to be any impact<br>on protected species  |
|----|---|---|---|--|
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | No formal designations<br>apply. Some scope for<br>connectivity to wildlife<br>across the site using<br>existing hedgerows and<br>tree belts. | Careful<br>masterplanning and<br>phasing of<br>development to<br>minimise adverse<br>impacts on the<br>natural heritage.<br>Retention of<br>existing features | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   | All three sites have a degree of shelter from surrounding topography.   | Opportunity to<br>provide further<br>shelter belts within<br>the potential<br>development.  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   | All three sites placed well<br>to utilise existing road<br>connections.   |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | -<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access<br>that can be mitigated   | Sites require new vehicle accesses to be provided.  | scope to scale -<br>back development,<br>or only develop<br>smaller areas to<br>reduce constraints  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local   |   |   | 0<br>Proposal within<br>reasonable distance to<br>limited local  |

|     | services/transport<br>connections   |   |   | services/transport<br>connections  |
|-----|---|---|---|--|
| 8b  | 0<br>appropriate school<br>capacity   |   |   | 0<br>appropriate school<br>capacity  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |   | all development<br>should connect to<br>public sewer                    | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R  | ECREATION   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | +<br>Small scale increase in<br>open space  | Any new residential<br>development of over 4<br>dwellings is required to<br>provide a suitable amount<br>of open space. |   | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
|     |   | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | X<br>N/A no brownfield land<br>onsite   |   |   | X<br>N/A no brownfield land<br>onsite  |
| 11b | ??<br>Unknown   |   |   | ??<br>Unknown  |

| 11c | <br>Large-scale use of<br>Greenfield land  |  |  | <br>Large-scale use of<br>Greenfield land   |
|-----|--|--|--|---|
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land   | No structures on site.   |  | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land                            |
| 12a | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   |  |  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land   |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   |  |  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |  | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |  |  | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAPI  | E  |   |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |
| 14a | -<br>proposal is within or<br>would affect a national<br>or local designated<br>landscape and would<br>lead to a minor loss or<br>impact on the key<br>features or qualities | Proposals do not<br>significantly extend the<br>built area of Tongue.<br>Some scope for<br>development in the<br>central area, along the<br>roads and within the<br>existing settlement. | Further consultation<br>and consideration<br>of southern portion<br>required. scope to<br>scale -back<br>development, or<br>only develop<br>smaller areas to<br>reduce constraints | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes |
| 14b | X<br>N/A   |  |  | X<br>N/A  |
| 15a | -<br>Development poorly  | Proposals do not significantly extend the  | Only allocate the western of site  | 0<br>Due to scale, type or  |

|     | orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou               | built area of Tongue, but<br>the majority of the site is<br>outwith the SDA, SNH<br>Sutherland Landscape<br>Capacity Study identifed a<br>large proportion of site to<br>east as unlikely to be<br>suitable for development.   |  | situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
|-----|---|--|--|--|
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery  | Proposals do not<br>significantly extend the<br>built area of Tongue, but<br>the majority of the site is<br>outwith the SDA, SNH<br>Sutherland Landscape<br>Capacity Study identifed a<br>large proportion of site to<br>east as unlikely to be<br>suitable for development. | ensure linear<br>pattern and road<br>development<br>patterns that<br>defines tongue built<br>forms is<br>maintained.   | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI  | TAGE   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | No appreciable effect on<br>nearby Castail Barraich<br>Scheduled Monument.   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Development should<br>consider setting of<br>surrounding listed<br>buildings and Inventory<br>designed landscape.  | scope to scale -<br>back development,<br>or only develop<br>smaller areas to<br>reduce constraints.<br>High quality<br>masterplanned<br>development which<br>takes consideration<br>of, protects and<br>retains the key<br>cultural heritage<br>elements of the<br>area. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16d | Х   |  |  | Х  |

|     | Not applicable to type<br>or location of<br>development   |   |  | Not applicable to type or location of development  |
|-----|---|---|--|--|
| 16e | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Development should<br>consider setting of<br>surrounding listed<br>buildings and Inventory<br>designed landscape. | scope to scale -<br>back development,<br>or only develop<br>smaller areas to<br>reduce constraints.<br>High quality<br>masterplanned<br>development which<br>takes consideration<br>of, protects and<br>retains the key<br>cultural heritage<br>elements of the<br>area. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   | High quality<br>masterplanned<br>development which<br>takes consideration<br>of, protects and<br>retains the key<br>cultural heritage<br>elements of the<br>area.  | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |

## Wick

| Pilot Row, Papigoe<br>WK37: Land North East     | igoe (WK36: Land South of of Mowat Place, Papigoe) |                                    |
|---|--|------------------------------------|
| Settlement: Wick                                |  | WK36                               |
| Site size (ha): 3.8                             |  | Papigoe<br>WK37 © Crown copyright. |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A                                | All rights reserved 100023369      |

| Glenorchy<br>WK36_liff<br>Cottages<br>Millbrook     |
|---|
| © Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |   |   |   |  |
|----|--|---|---|---|--|
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | Adjoins Noss Head to<br>Halberry Hea rated s High   |   | x<br>Not Applicable   |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source          | Adjoins the sea at Broad<br>Haven Bay but in an<br>elevated position and will<br>not affect water body  |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source                   |  |
| 1c | x<br>Not Applicable  |   |   | x<br>Not Applicable   |  |
|    | 1  |   | NGE   | 1   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                            |   |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |  |
| 3а | x<br>Not Applicable  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding   |   | x<br>Not Applicable   |  |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues      | Adjoins the sea at Broad<br>Haven Bay but in an<br>elevated position and<br>unlikely to be affected by<br>coastal erosion.                                |   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues               |  |
|    |  | BIODIVERSITY, FLORA   | AND FAUNA   |   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or | Open agricultural land<br>with limited value but the<br>site adjoins the cliffs at<br>Broad Haven which is<br>likely to support a variety<br>of wildlife. | Setback from the<br>cliffs and relevant<br>surveys to be<br>carried out | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of |  |

|    | scale of proposal   |   |  | proposal   |
|----|---|---|--|--|
| 5b | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply   |
| 5c | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply   |
| 5d | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply   |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Open agricultural land<br>with limited value but the<br>site adjoins the cliffs at<br>Broad Haven which is<br>likely to support a variety<br>of wildlife. | Setback from the<br>cliffs and relevant<br>surveys to be<br>carried out, e.g.<br>bats and otters | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply   |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | The site adjoins the cliffs<br>at Broad Haven which is<br>likely to provide a corridor<br>for wildlife  | Setback from the<br>cliffs and relevant<br>surveys to be<br>carried out, e.g.<br>bats and otters | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |   |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |   |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise  |   |  | 0<br>Proposal in close<br>proximity to utilise existing  |

|            | existing connections and access  |                    |  | connections and access   |
|------------|--|--------------------|--|--|
| 8a         | -<br>Development would be<br>insufficient to sustain<br>existing services or<br>would put strain on<br>existing services e.g.<br>primary schools And/or<br>Within walking distance<br>to a public transport<br>connection or service |                    |  | -<br>Development would be<br>insufficient to sustain<br>existing services or would<br>put strain on existing<br>services e.g. primary<br>schools And/or Within<br>walking distance to a<br>public transport<br>connection or service |
| 8b         | +<br>development could help<br>sustain existing services   |                    |  | +<br>development could help<br>sustain existing services   |
| 9a         | 0<br>Potential minor<br>constraint that can be<br>mitigated  |                    |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b         | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site  |                    |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|            |  | HUMAN HEALTH AND R | ECREATION  |  |
|            | Pre-Mitigation score   | Comments           | Mitigation   | Post Mitigation Score  |
| 10a        |  |                    |  |  |
|            | 0<br>Unlikely to have any<br>impact on existing open<br>space  |                    |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b        | Unlikely to have any impact on existing open   |                    | Open space<br>provision in line<br>with the Council's<br>Open Space<br>Supplementary<br>Guidance | Unlikely to have any impact on existing open   |
| 10b<br>10c | Unlikely to have any<br>impact on existing open<br>space<br>0<br>There will be no net  |                    | provision in line<br>with the Council's<br>Open Space<br>Supplementary                           | Unlikely to have any<br>impact on existing open<br>space<br>+<br>Small scale increase in   |
|            | Unlikely to have any<br>impact on existing open<br>space<br>0<br>There will be no net<br>increase in open space  |                    | provision in line<br>with the Council's<br>Open Space<br>Supplementary                           | Unlikely to have any<br>impact on existing open<br>space<br>+<br>Small scale increase in<br>open space   |

|     | WASTE AND NATURAL RESOURCES  |  |            |   |  |  |
|-----|--|--|------------|---|--|--|
|     | Pre-Mitigation score   | Comments                                   | Mitigation | Post Mitigation Score   |  |  |
| 11a | X<br>N/A no brownfield land<br>onsite  |  |            | X<br>N/A no brownfield land<br>onsite   |  |  |
| 11b | X<br>No contamination<br>present   |  |            | X<br>No contamination present   |  |  |
| 11c | <br>Large-scale use of<br>Greenfield land  |  |            | <br>Large-scale use of<br>Greenfield land   |  |  |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land     |  |            | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land  |  |  |
| 12a | X<br>not applicable to type or<br>location of development  |  |            | #N/A  |  |  |
| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land | 4.1 which is realtively high for Caithness |            | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land |  |  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                        |  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill                     |  |  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources            |  |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources         |  |  |
| 13c | X<br>Not applicable to type<br>or location of<br>development                                     | No waste management facilities nearby      |            | X<br>Not applicable to type or<br>location of development                                     |  |  |
| 13d | X<br>Not applicable to type<br>or location of<br>development                                     |  |            | X<br>Not applicable to type or<br>location of development                                     |  |  |
|     | ·  | LANDSCAP                                   | E          | ·   |  |  |
|     | Pre-Mitigation score   | Comments                                   | Mitigation | Post Mitigation Score   |  |  |
| 14a | X<br>N/A   |  |            | X<br>N/A  |  |  |

| 14b | X<br>N/A  |  |   | X<br>N/A   |
|-----|---|--|---|--|
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Associated masterplan<br>shows how the expand of<br>the housing groups could<br>be accommodated within<br>the landscape and<br>retaining keys features<br>such as the seperation<br>between groups and key<br>vistas |   | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  | Masterplan shows that it could be designed to minimise the visual impact.  |   | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI  | TAGE  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation                                    | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | In close vicinty of Cairn of<br>Elsay Broch but it is<br>sufficently seperated<br>enough to avoid impacting<br>on its setting  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Archaeological sites<br>present  | Archaeological<br>surveys may be<br>required. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of   |  |   | X<br>Not applicable to type or<br>location of development  |

|     | development  |  |   |
|-----|--|--|---|
| 16g | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16h | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |

| Site Name: Sites at Robert Street (WK25:<br>Site West of Former Garage, George<br>Street, WK26: Land at Robert Street)<br>Settlement: Wick<br>Site size (ha): 0.7 |   | WK26<br>WK25   |
|---|---|--|
| Preferred for<br>development:<br>Preferred  | Preferred uses:<br>Mixed Use<br>(Housing -<br>Business) | Cottage<br>Cottage<br>Forest Villa<br>WK26<br>Crown copyright.<br>All rights reserved 100023369.<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cottage<br>Cotta |

|    | WATER/DRAINAGE CONSTRAINTS   |   |            |   |  |
|----|--|---|------------|---|--|
|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  |   |            | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable  | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site            |            | x<br>Not Applicable   |  |
| 1c | x<br>Not Applicable  |   |            | x<br>Not Applicable   |  |
|    |  |   | IGE        |   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                |   |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                 |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues |  |
| 4a | x<br>Not Applicable  | Not at coast  |            | x<br>Not Applicable   |  |
|    | BIODIVERSITY, FLORA AND FAUNA  |   |            |   |  |

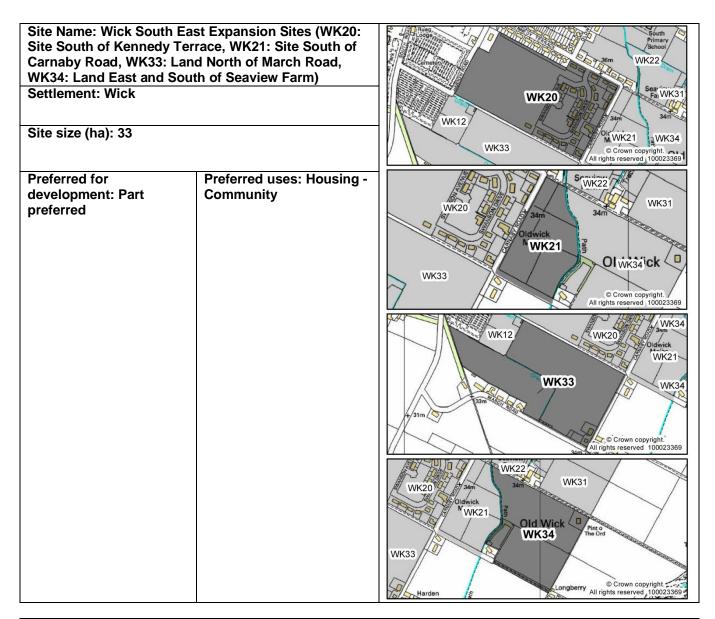
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |  |
|----|---|--|--|--|--|--|
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | The sites are unlikely to<br>support much wildlife as<br>the building is boarded up<br>and the field is<br>surrounded by built<br>development. |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |  |  |
| 5b | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply   |  |  |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Tree preservation order<br>for the Miller St/Robert St<br>area.  | Add to the existing TPO area.                          | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |  |  |
| 5d | -<br>Tree removal<br>/afforestation required of<br>non protected woodland.<br>localised and<br>medium/short term                                  | Some mature woodland around the edges  | Safeguard mature trees.                                | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |  |  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  | Bat survey required is buildings are to be demolished. | 0<br>Unlikely to be any impact<br>on protected species   |  |  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |  |  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |  |  |
|    | SITE DELIVERABILITY/ SUSTAINABILITY   |  |  |  |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |  |  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide            |  |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |  |  |

|     | shelter belts etc   |                    |            |  |
|-----|---|--------------------|------------|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |                    |            | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |                    |            | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |                    |            | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | +<br>development could help<br>sustain existing services  |                    |            | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |                    |            | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |                    |            | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R | ECREATION  |  |
|     | Pre-Mitigation score  | Comments           | Mitigation | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                    |            | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |                    |            | 0<br>There will be no net<br>increase in open space  |

| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |  |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                          |
|-----|---|--|---|---|
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |  |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                          |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                          |
|     |   | WASTE AND NATURAL  | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         | Former steam saw mill<br>building which is vacant.<br>Renovation and reuse of<br>the building would make<br>an improvement to the<br>area. | Avoid demolition<br>and ensure a high<br>quality design.                | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                   |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Site includes a former<br>Sawmill (CA-TMB-1012)<br>and Garage (CA-GAR-<br>1129).   | Site Investigation maybe required.                                      | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land                     |
| 11c | -<br>Small scale use of<br>greenfield land  |  |   | -<br>Small scale use of<br>greenfield land  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         | Former steam saw mill<br>building which is vacant.<br>Renovation and reuse of<br>the building would make<br>an improvement to the<br>area. | Avoid demolition<br>and ensure a high<br>quality design.                | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                   |
| 12a | X<br>not applicable to type or<br>location of development   |  |   | X<br>not applicable to type or<br>location of development                                     |
| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land    | Loss of 3.2 land but<br>doesn't appear to be part<br>of a farm anymore.  |   | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                     |
| 13b | O<br>Unlikely to have any   |  |   | O<br>Unlikely to have any   |

|     | significant impact on<br>demand for natural<br>resources  |  |            | significant impact on demand for natural resources   |
|-----|---|--|------------|--|
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |            | X<br>Not applicable to type or<br>location of development  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill   | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |   | LANDSCAP   | E          |  |
|     | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |
| 14a | X<br>N/A  |  |            | X<br>N/A   |
| 14b | X<br>N/A  |  |            | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |  |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  |  |            | 0<br>proposal would not be<br>visually intrusive   |
|     | 1   | CULTURAL HER   | ITAGE      |  |
|     | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Former saw mill of historic interest. | Buildings fronting<br>Robert Street also<br>of historic interest<br>and these should<br>be retained where<br>practicable.<br>Recording will be<br>required prior to<br>any redevelopment. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
|-----|---|---------------------------------------|---|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |                                       |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |                                       |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |                                       |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |                                       |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |                                       |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |



|    | WATER/DRAINAGE CONSTRAINTS   |  |  |   |
|----|--|--|--|---|
|    | Pre-Mitigation score   | Comments   | Mitigation                                       | Post Mitigation Score   |
| 1a | x<br>Not Applicable  |  |  | x<br>Not Applicable   |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | A burn runs through<br>several of the south east<br>expansion sites. | FRA required and relevant mitigation identified. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |
| 1c | x<br>Not Applicable  |  |  | x<br>Not Applicable   |
|    |  | CLIMATE CHAN   | NGE  |   |

|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
|----|---|--|--|--|
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car |  |  | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | Much of the land<br>surrounding the burn is at<br>risk of fluvial and pluvial<br>flooding particularly to the<br>east, south and west of<br>Swanson Drive and<br>around South Primary<br>School. | FRA and relevant mitigation required.  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a | x<br>Not Applicable   | Not at coast   |  | x<br>Not Applicable  |
|    |   | BIODIVERSITY, FLORA  | AND FAUNA  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated                 | Due to the water course<br>and areas of grassland<br>there is potential for flora<br>and fauna to be impacted.   | If there is a<br>significant risk then<br>relevant surveys<br>may be required<br>and mitigation<br>identified. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | East Caithness Cliffs SPA<br>is to the east but<br>development is unlikely to<br>have an impact as there is<br>sufficient seperation   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Long Berry Coast SSSI is<br>to the east but<br>development is unlikely to<br>have an impact as there is<br>sufficient seperation   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5d | 0<br>Unlikely to be any<br>impact on national or  |  |  | 0<br>Unlikely to be any impact<br>on national or local   |

| 5e | local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Due to the water course  | If there is a   | conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----|---|--|---|--|
|    | Unlikely to be any<br>impact on protected<br>species  | and areas of grassland<br>there is potential for<br>protected species to be<br>affected.   | significant risk then<br>relevant surveys<br>may be required<br>and mitigation<br>identified. Otter<br>survey may be<br>required due to<br>proximity to<br>watercourse and<br>the coast.                      | Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | Long Berry Coast SSSI is<br>to the east but<br>development is unlikely to<br>have an impact as there is<br>sufficient seperation |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | The burn may provide connections for wildlife.   | It is assumed that<br>relevant buffers<br>would be in place<br>as a result of the<br>FRA mitigation.<br>Use burn as a focal<br>feature for natural<br>greenspace<br>amenity area to run<br>through this site. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |  |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise  |  |   | 0<br>Proposal in close<br>proximity to utilise existing  |

|     | evisting connections and  |   |   | connections and access   |
|-----|---|---|---|--|
|     | existing connections and access   |   |   | connections and access   |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |   |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | +<br>development could help<br>sustain existing services  |   |   | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Low voltage OHL which<br>runs across the southern<br>section of the sites.                |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R  | ECREATION   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | +<br>Small scale increase in<br>open space  | Local openspace<br>provision in line with the<br>Council's planning policy<br>guidelines. |   | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Potential for greater<br>connections along the<br>south east of Wick                      | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or  |

|     |   |   | or key access<br>network                       | key access network  |  |  |
|-----|---|---|--|---|--|--|
|     | WASTE AND NATURAL RESOURCES   |   |  |   |  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation                                     | Post Mitigation Score   |  |  |
| 11a | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop<br>existing buildings | Many other brownfield<br>sites in and around Wick   |  | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop existing<br>buildings |  |  |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land   | Former quarry identified north of March Road.   | Site history<br>assessment may<br>be required. | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land   |  |  |
| 11c | <br>Large-scale use of<br>Greenfield land   | Mainly agricultural land.   |  | <br>Large-scale use of<br>Greenfield land   |  |  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings  |   |  | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings        |  |  |
| 12a | X<br>not applicable to type or<br>location of development   |   |  | X<br>not applicable to type or<br>location of development   |  |  |
| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land                            | The land is mainly 4.1<br>with a small section of 3.2<br>which is relatively high<br>quality for Caithness. |  | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land                               |  |  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |   |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                       |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                       |  |  |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby   |  | X<br>Not applicable to type or<br>location of development   |  |  |
| 13d | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development   |  |  |

|     |  | LANDSCAPI   | E   |  |
|-----|--|---|---|--|
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |   |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast  |   |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast  |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Development of the SE of<br>Wick has the potential to<br>be damaging to the<br>character of the area as<br>some areas will be highly<br>visual from the A9 which<br>is a major entrance point<br>to the town. | High quality design,<br>layout and<br>landscaping will be<br>required.  | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Development of the SE of<br>Wick has the potential to<br>be damaging to the<br>character of the area as<br>some areas will be highly<br>visual from the A9 which<br>is a major entrance point<br>to the town. | High quality design,<br>layout and<br>landscaping will be<br>required.  | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI   | TAGE  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features              |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting  | The lade that bisects the<br>site is of historic<br>importance (it was<br>engineered by Telford).   | The lade should be<br>allowed to continue<br>on its course as<br>designed and not<br>altered, impacted or<br>realigned. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain   |

|     |   |  | the setting of cultural heritage features  |
|-----|---|--|--|
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

|   | Expansion Sites (WK18: Land<br>eet, WK30: Land South of | Unthery<br>Unthery<br>WK18<br>WK30<br>Starst<br>C Crown copyright. |
|---|---|--|
| Preferred for<br>development: Part<br>preferred | Preferred uses: Housing                                 | All rights reserved ; 1000233697                                   |

|    | WATER/DRAINAGE CONSTRAINTS  |   |                                     |  |  |
|----|---|---|-------------------------------------|--|--|
|    | Pre-Mitigation score  | Comments  | Mitigation                          | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable   | The site adjoins Milton<br>Burn (rated Good) which<br>is downstream of Loch<br>Hempriggs. |                                     | x<br>Not Applicable  |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  | The site adjoins Milton<br>Burn (rated Good) which<br>is downstream of Loch<br>Hempriggs. | Relevant buffer<br>from watercourse | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source   |   |                                     | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |
|    |   | CLIMATE CHAI  | NGE                                 |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation                          | Post Mitigation Score  |  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car |   |                                     | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |  |

| 3a<br>4a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk<br>x<br>Not Applicable   | Approx 15% of the total<br>area is affected by fluvial<br>and pluvial flooding with it<br>mainly being concentrated<br>SW of the houses at<br>Janetstown.   | FRA required for<br>any development<br>on part of the site.<br>Setback from areas<br>of flood risk.   | -<br>Some of the site (<50%)is<br>within an area of known<br>flooding or within an<br>indicative area of medium<br>to high flood risk<br>x<br>Not Applicable |
|----------|---|---|---|--|
|          |   | BIODIVERSITY, FLORA   | AND FAUNA   |  |
|          | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 5a       | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | The sites are mainly<br>grazing land/grassland<br>(smaller area of<br>marshland) but will have<br>limited ecological value.<br>The western edge adjoins<br>Milton Burn but this has<br>likely been significantly<br>altered and also has<br>limited ecological value. | Retain sections of<br>openspace (e.g.<br>areas of flood risk)   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal            |
| 5b       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal            |
| 5c       | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Milton Burn runs into<br>Lower Wick River SSSI<br>which has fen land and<br>wet grasslands which are<br>priority species. Potential<br>connectivity with Lower<br>Wick River SSSI   | Connect to public<br>sewer. Ensure<br>drainage does not<br>affect water quality.<br>Use of SUDS, use<br>of buffer strips by<br>watercourses,<br>creation of open<br>space areas in a<br>way that also<br>serves to protect<br>watercourses. | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal            |
| 5d       | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal            |
| 5e       | 0<br>Unlikely to be any<br>impact on protected<br>species   |   | If development<br>affects the Burn of<br>Milton this would<br>suggest a species<br>survey, although it<br>already appears   | 0<br>Unlikely to be any impact<br>on protected species   |

|    |   |  | highly modified  |  |
|----|---|--|--|--|
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   | The marshland and the<br>burn are most likely areas<br>used as part of wildlife<br>corridors but considered<br>to have high ecological<br>value. | Potential for land to<br>be set aside for<br>openspace and<br>development<br>setbacks to be<br>identified. Scope<br>for enhancement. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site   |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a | -<br>Minor exposed site with<br>minimal shelter from<br>topography or<br>vegetation. North west<br>facing slope or flat site  | Some exposure to the NW and SW prevailing winds.   |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | +<br>development could help   |  |  | +<br>development could help  |

|     | sustain existing services   |   |  | sustain existing services  |
|-----|---|---|--|--|
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site |   |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R  | ECREATION  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network    | The developer will be<br>required to provide the<br>required level of<br>openspace as per the<br>Council's planning policy<br>guidelines. There may<br>also be opportunity to set<br>flood risk land aside as<br>openspace. |  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network    |
| 10b | +<br>Small scale increase in<br>open space  | The developer will be<br>required to provide the<br>required level of<br>openspace as per the<br>Council's planning policy<br>guidelines. There may<br>also be opportunity to set<br>flood risk land aside as<br>openspace. |  | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Limited connectivity value.   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | Potential to improve<br>active travel links<br>between Newton<br>Road and A882<br>(e.g. along the<br>disused railway<br>line.) | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network    |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Development of greenfield land.   | +<br>Improves/enhances<br>green network<br>connectivity,<br>existing open space<br>or key access<br>network                    | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network    |
|     |   | WASTE AND NATURAL   | RESOURCES  |  |

|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |
|-----|--|--|---|--|
| 11a | X<br>N/A no brownfield land<br>onsite  |  |   | X<br>N/A no brownfield land<br>onsite  |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land                        | No potentially<br>contaminative sources<br>identified onsite, a former<br>refuse site is located<br>immediately south west of<br>the site. | Further information<br>on the gassing<br>potential of the<br>former refuse site<br>may be requested.  | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land                    |
| 11c | <br>Large-scale use of<br>Greenfield land  |  |   | <br>Large-scale use of<br>Greenfield land  |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land     |  |   | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land |
| 12a | <br>Will cause significant<br>disturbance of carbon<br>rich soils/wetlands                       | The site covers area of blanket bog.   | Developer to<br>submit Peat<br>Management Plan<br>to demostrate how<br>areas of deepest<br>peat and best<br>qualityu wetland will<br>be avoided in<br>proposed layout<br>and management<br>of peat on site. | X<br>not applicable to type or<br>location of development                                    |
| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land | Small section of 3.2 with<br>the majority of land being<br>4.1 or 4.2.   | Not to allocate<br>section north of<br>Janetstown.  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                        |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources            |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources        |
| 13c | X<br>Not applicable to type<br>or location of<br>development                                     | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development                                    |
| 13d | X<br>Not applicable to type<br>or location of<br>development                                     |  |   | X<br>Not applicable to type or<br>location of development                                    |

|     | LANDSCAPE   |   |  |   |  |
|-----|---|---|--|---|--|
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |
| 14a | X<br>N/A  |   |  | X<br>N/A  |  |
| 14b | X<br>N/A  |   |  | X<br>N/A  |  |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | The area is outwith the<br>existing SDA. Additional<br>housing and employment<br>development could be<br>accommodated on the<br>eastern side of the site. | A masterplanned<br>approach could<br>help to create<br>distinct gateways<br>into the town and<br>integrate<br>development within<br>the landscape. | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |  |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery  | Development of the whole<br>site would have a<br>significant impact on the<br>landscape and character<br>of the area.                                     | A degree of<br>development could<br>help to create<br>distinct gateways<br>into the town and<br>integrate<br>development within<br>the landscape.  | +<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in wider general scenery<br>and/ or Type of proposed<br>development fits well with<br>existing development                                |  |
|     |   | CULTURAL HERI   | •  |   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |  |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of                                  |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural                                 |  |

|     | cultural heritage<br>features   |  | heritage features  |
|-----|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16g | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK02: \        | Nick Business Park | Dusiness Faix                                       |
|---------------------------|--------------------|---|
| Settlement: Wick          |                    | Lochshell A WK01                                    |
| Site size (ha): 8.9       |                    | Market Hill Ceol<br>Na Mara                         |
| Preferred for             | Preferred uses:    | chshell   |
| development:<br>Preferred | Business           | © Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |   |            |  |  |
|----|---|---|------------|--|--|
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable   |   |            | x<br>Not Applicable  |  |
| 1b | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site            |            | x<br>Not Applicable  |  |
| 1c | x<br>Not Applicable   |   |            | x<br>Not Applicable  |  |
|    |   |   | NGE        |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car | Approx 10ha of<br>employment land.  |            | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |  |
| 3а | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |
| 4a | x<br>Not Applicable   | Not at coast  |            | x<br>Not Applicable  |  |
|    | ·   | BIODIVERSITY, FLORA   | AND FAUNA  |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation  | Disused section of the<br>airport which will have<br>limited wildlife habitat                         |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including  |  |

|    | (including Geodiversity)<br>sites due to nature or<br>scale of proposal   | value   |               | Geodiversity) sites due to<br>nature or scale of<br>proposal   |
|----|---|---|---------------|--|
| 5b | X<br>N/A no designations<br>apply   |   |               | X<br>N/A no designations apply   |
| 5c | X<br>N/A no designations<br>apply   |   |               | X<br>N/A no designations apply   |
| 5d | X<br>N/A no designations<br>apply   |   |               | X<br>N/A no designations apply   |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |               | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY |  |
|    | Pre-Mitigation score  | Comments  | Mitigation    | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |   |               | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | +<br>Proposal would not<br>generate traffic or<br>require a connection +<br>Proposal would not<br>generate traffic or<br>require a connection               | Road connections already<br>established to existing<br>section of the business<br>park. |               | +<br>Proposal would not<br>generate traffic or require<br>a connection   |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and  |   |               | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |

|     | access  |                  |  |  |
|-----|---|------------------|--|--|
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |                  |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | X<br>N/A  |                  |  | X<br>N/A   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |                  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |                  |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     | _   | HUMAN HEALTH AND | RECREATION                                   |  |
|     | Pre-Mitigation score  | Comments         | Mitigation                                   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                  |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |                  |  | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                  |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                  |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close  |                  | 0<br>Utilises or is in<br>close proximity to | 0<br>Utilises or is in close<br>proximity to existing  |

|     | Pre-Mitigation score  | Comments   | Mitigation                                    | Post Mitigation Score   |
|-----|---|--|---|---|
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings   | The whole area is largely<br>brownfield land which<br>served as part of the<br>airport during WWII.    |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site |  | Seek advice from<br>Contaminated Land<br>Team | ??<br>Unknown   |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land               |  |   | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land                |
| 11d | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings   | The whole area is largely<br>brownfield land which<br>served as part of the<br>airport during WWII.    |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |
| 12a | X<br>not applicable to type or<br>location of development   |  |   | X<br>not applicable to type or<br>location of development   |
| 12b | X<br>not applicable to type or<br>location of development   |  |   | X<br>not applicable to type or<br>location of development   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                         |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources               |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources             |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                         |
|     |   | LANDSCAP   | E   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation                                    | Post Mitigation Score   |
| 14a | X<br>N/A  |  |   | X<br>N/A  |

| 4.41 | V   |   |                               | X  |
|------|---|---|-------------------------------|--|
| 14b  | X<br>N/A  |   |                               | X<br>N/A   |
| 15a  | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Edge of town<br>development but the<br>business park is already<br>established. |                               | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b  | 0<br>proposal would not be<br>visually intrusive  |   |                               | 0<br>proposal would not be<br>visually intrusive   |
|      |   | CULTURAL HERI   | TAGE                          |  |
|      | Pre-Mitigation score  | Comments  | Mitigation                    | Post Mitigation Score  |
| 16a  | X<br>Not applicable to type<br>or location of<br>development  |   |                               | X<br>Not applicable to type or<br>location of development  |
| 16b  | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   | Retain historic<br>buildings. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c  | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |                               | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d  | X<br>Not applicable to type<br>or location of<br>development  |   |                               | X<br>Not applicable to type or<br>location of development  |
| 16e  | X<br>Not applicable to type<br>or location of<br>development  |   |                               | X<br>Not applicable to type or<br>location of development  |
| 16f  | X<br>Not applicable to type<br>or location of<br>development  |   |                               | X<br>Not applicable to type or<br>location of development  |
| 16g  | х   |   |                               | X  |

|     | Not applicable to type<br>or location of<br>development   |  | Not applicable to type or location of development  |
|-----|---|--|--|
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK03: Wick A                 | irport                   | Upper  |  |
|---|--------------------------|--|--|
| Settlement: Wick                        |                          | g Gillfield Ackerall   |  |
| Site size (ha): 196                     |                          | Upper Gillock WK02 Wick June Groats 19 Sta WK35                    |  |
| Preferred for<br>development: Preferred | Preferred uses: Business | Fairy<br>Westerseat 23 Mor WK08 WK04 All rights reserved 100023369 |  |

|    | WATER/DRAINAGE CONSTRAINTS  |  |            |   |  |
|----|---|--|------------|---|--|
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   |  |            | x<br>Not Applicable   |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | Multiple watercourses<br>through the site but no<br>issues raised by SEPA. |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable   |  |            | x<br>Not Applicable   |  |
|    |   | CLIMATE CHAN   | IGE        |   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                   |  |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| За | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding              | Some very small areas of pluvial flooding risk.                            |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on                                   |  |

SAC01-Site Assessment Checklist

|    | issues  |   |            | existing flooding issues  |  |  |  |
|----|---|---|------------|---|--|--|--|
| 4a | x<br>Not Applicable   | Not at coast  |            | x<br>Not Applicable   |  |  |  |
|    | BIODIVERSITY, FLORA AND FAUNA   |   |            |   |  |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |  |  |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Nature of any<br>development is unlikely to<br>affect wildlife. |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |            | 0<br>Unlikely to be any impact<br>on protected species  |  |  |  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |

|     |   | SITE DELIVERABILITY/ SU | JSTAINABILITY |  |
|-----|---|-------------------------|---------------|--|
|     | Pre-Mitigation score  | Comments                | Mitigation    | Post Mitigation Score  |
| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |                         |               | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |                         |               | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |                         |               | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |                         |               | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | X<br>N/A  |                         |               | X<br>N/A   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |                         |               | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |                         |               | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND F      | RECREATION    |  |
|     | Pre-Mitigation score  | Comments                | Mitigation    | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                         |               | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net   |                         |               | 0<br>There will be no net  |

|     | increase in open space   |   |   | increase in open space   |
|-----|--|---|---|--|
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|     | 1  | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site                        | CA-AIR-1005, wick<br>airfield, CA-MIN-1705<br>mining, CA-TRN-1024<br>Depot, CA-EXP-1001<br>Wick airfield bomb store,<br>CA-MIN-1361, CA-MIN-<br>1656, CA-MIN-1571, all<br>within boundary - histories | Possible further<br>investigation<br>depending on<br>proposed use.      | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land  |
| 11c | X<br>No Greenfield Land  |   |   | X<br>No Greenfield Land  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings |   |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | X<br>not applicable to type or<br>location of development  |   |   | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development  |   |   | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any  |   |   | O<br>Unlikely to have any  |

|     | significant impact on<br>demand for natural<br>resources  |  |   | significant impact on<br>demand for natural<br>resources   |
|-----|---|--|---|--|
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill   | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |   | LANDSCAP   | E   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |  |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |
| 14b | X<br>N/A  |  |   | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Existing airport has scope<br>for further development<br>without affecting the<br>landscape character. |   | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  |  |   | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI  | TAGE  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | Development would<br>not be supported by<br>HET at the former<br>WWII bomb store<br>site. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without  | Ackergill Mains B-Listed<br>building is approx 750m<br>from the edge of the                            | Have regard to this building.   | O<br>Development can be<br>brought forward without   |

|     | altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   | airport.<br>Hanger is contemporary<br>with the WWII use of the<br>airfield. It is of historic<br>interest.                              | Any development<br>impacting the<br>building will require<br>mitigation. | altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16g | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | No significant issue. Wick<br>airport has elements<br>(buildings, design, layout,<br>earthworks etc) surviving<br>from its use in WWII. | These should be<br>retained and/or<br>recorded prior to<br>any impact.   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK04:<br>Wick Airport Term      | Land South East of<br>inal Building                                       |                                    |
|--|---|------------------------------------|
| Settlement: Wick                           |   | WK03                               |
| Site size (ha): 10                         |   | WK04 WK08 mb Clayquoy              |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Mixed Use<br>(Business -<br>Industrial -<br>Community) | WK05 All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |                      |  |  |
|----|---|--|----------------------|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation           | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable   |  |                      | x<br>Not Applicable  |  |
| 1b | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site |                      | x<br>Not Applicable  |  |
| 1c | x<br>Not Applicable   |  |                      | x<br>Not Applicable  |  |
|    |   | CLIMATE CHAI   | NGE                  |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation           | Post Mitigation Score  |  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car | Up to 20ha of<br>empployment land.   |                      | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Small pockets of areas at risk of pluvial flooding   | FRA may be required. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |
| 4a | x<br>Not Applicable   | Not at coast   |                      | x<br>Not Applicable  |  |
|    |   | BIODIVERSITY, FLORA  |                      |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation           | Post Mitigation Score  |  |
| 5a | 0<br>Unlikely to be any   | Large open field system with minimal hedge rows.   |                      | 0<br>Unlikely to be any impact   |  |

|    | impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal                            |  |  | on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal                                   |
|----|---|--|--|---|
| 5b | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5c | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Strip of woodland<br>adjoining road to the<br>airport.       | Strip of woodland to<br>be retained to<br>provide screening.                                   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  | Hedgerows could<br>be planted around<br>the site to give a<br>small measure of<br>improvement. | +<br>proposal will help<br>safeguard a national, local<br>conservation or<br>geodiversity site  |
|    |   | SITE DELIVERABILITY/ SU                                      | ISTAINABILITY  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope                                       | Strip of trees will help to screen from the prevailing wind. |  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                   | Possible access issues depending on use                      | Potential road<br>improvemnts<br>required.   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |

|     | _   |                    |  |  |
|-----|---|--------------------|--|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |                    |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |                    |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | X<br>N/A  |                    |  | X<br>N/A   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |                    |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |                    |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R | ECREATION                                    |  |
|     | Pre-Mitigation score  | Comments           | Mitigation                                   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                    |  | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   |                    |  | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                    |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                    |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing   |                    | 0<br>Utilises or is in<br>close proximity to | 0<br>Utilises or is in close<br>proximity to existing  |

|     | connections   |  | existing<br>connections                         | connections   |  |
|-----|---|--|---|---|--|
|     | WASTE AND NATURAL RESOURCES   |  |   |   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation                                      | Post Mitigation Score   |  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           | Large areas of the site<br>were previously used as<br>camp sites during WWII.                          |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |  |
| 11b | ??<br>Unknown   |  | Contaminated land<br>survey may be<br>required. | ??<br>Unknown   |  |
| 11c | -<br>Small scale use of<br>greenfield land  | Some sections appear to be greenfield land   |   | -<br>Small scale use of<br>greenfield land  |  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |  |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |  |
| 12a | X<br>not applicable to type or<br>location of development                             |  |   | X<br>not applicable to type or<br>location of development                             |  |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land      |  |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land         |  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |  |
| 13c | X<br>Not applicable to type<br>or location of<br>development                          | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development                             |  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill             | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |  |
|     |   | LANDSCAP   | E   |   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation                                      | Post Mitigation Score   |  |
| 14a | х   |  |   | х   |  |

|     | N/A   |               |   | N/A  |
|-----|---|---------------|---|--|
| 14b | X<br>N/A  |               |   | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  |               |   | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  |               |   | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI | TAGE  |  |
|     | Pre-Mitigation score  | Comments      | Mitigation  | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |               |   | X<br>Not applicable to type or<br>location of development  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |               |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |               | Clayquoy steading<br>is historic and<br>should be retained<br>within any<br>development | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |               |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |               |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |               |   | X<br>Not applicable to type or<br>location of development  |

| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK06: Land N<br>Settlement: Wick  | orth of Wellington Avenue |   |
|--|---------------------------|---|
| Site size (ha): 2.2  |                           | WK06  |
| Preferred for<br>development: PreferredPreferred uses: Mixed<br>Use (Business -<br>Industrial) |                           | WK19 weiner<br>WK19 weiner<br>All rights reserved (100023369) |

| WATER/DRAINAGE CONSTRAINTS |  |   |  |   |  |
|----------------------------|--|---|--|---|--|
|                            | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 1a                         | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | Wick Bay is rated as<br>Good.   |  | x<br>Not Applicable   |  |
| 1b                         | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Wick Harbour Authority<br>proposals include<br>excavation of the site to<br>bring it down to the level<br>of the former quarry. This<br>could have impacts on the<br>shore line if incorporated<br>within larger proposals. | Mitigation to limit<br>the impact on the<br>sea front but this<br>may be<br>unavoidable<br>depending on the<br>scale and type of<br>development. | -<br>Development would have<br>a localised minor negative<br>impact on the water<br>environment and/or<br>medium term which would<br>be difficult to mitigate |  |
| 1c                         | x<br>Not Applicable  |   |  | x<br>Not Applicable   |  |
|                            | CLIMATE CHANGE   |   |  |   |  |
|                            | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |
| 2a                         | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of   |   |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial   |  |

|    | employment/industrial<br>land   |  |  | land  |
|----|---|--|--|---|
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding  |  | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | -<br>Site is in an area of<br>minor coastal erosion<br>and/ or Will have a<br>minor negative impact<br>on coastal erosion                         | The site is located close<br>to the coast and the<br>hillside on the northern<br>edge runs down to the<br>former quarry at the<br>seafont. The stability of<br>the hillside is unknown.                            | Slope stability<br>assessment<br>required. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                           |
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA                                  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation                                 | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | -<br>development of the site<br>would have a minor<br>negative effect on a<br>Natura 2000 site  | East Caithness Cliffs SPA<br>is approx 500m to the<br>east. Development of the<br>site, especially significant<br>groundworks associated<br>with harbour expansion<br>could have impacts on<br>breeding birds etc. | Relevant surveys to be carried out.        | ??<br>Unknown   |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Long Berry Coast SSSI to<br>the east but unlikely to be<br>impacted.   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | X<br>N/A no designations<br>apply   |  |  | X<br>N/A no designations apply  |
| 5e | ??<br>Unknown   |  |  | ??<br>Unknown   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----|---|--|--|--|
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY                            |  |
|    | Pre-Mitigation score  | Comments   | Mitigation                               | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |  |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc   |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain   | Possible access issues depending on use  | Road<br>improvements may<br>be required. | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b | X<br>N/A  |  |  | X<br>N/A   |
| 9a | -<br>Some servicing<br>constraints that could be<br>mitigated and/or "Bad<br>neighbour" nearby that<br>is incongruous to the<br>proposed use and could<br>cause minor disturbance   | Harbour Authority are<br>exploring the idea of<br>quarrying out the site to<br>bring it to the level of the<br>adjoining disused quarry<br>and using the material for<br>land reclamation. |  | -<br>Some servicing<br>constraints that could be<br>mitigated and/or "Bad<br>neighbour" nearby that is<br>incongruous to the<br>proposed use and could<br>cause minor disturbance  |
| 9b | 0   |  |  | 0  |

|     | Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |  | Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|-----|--|--|--|---|
|     | ·  | HUMAN HEALTH AND R   | ECREATION  |   |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |
| 10a | <br>Proposal would have a<br>significant negative<br>impact on quality of<br>open space or access<br>networks  | The area is used as<br>informal open space and<br>there is a core path which<br>runs through the eastern<br>side. Development,<br>particularly quarrying,<br>would likely result in<br>removal of the access<br>route. | Explore potential for the Core path to be rerouted.  | -<br>Proposal would have a<br>minor negative impact on<br>the quality of existing<br>open space or access<br>networks   |
| 10b | -<br>Proposal would result in<br>minor loss in open<br>space   | The area is overgrown<br>and is not a high quality<br>open space.  |  | 0<br>There will be no net<br>increase in open space   |
| 10c | <br>The proposal would<br>have a significant<br>negative impact on<br>connectivity of open<br>space and/or Proposal<br>is far removed from<br>access to open space/<br>access networks or<br>there and or there is no<br>scope to crea | The area is used as<br>informal open space and<br>there is a core path which<br>runs through the eastern<br>side. Development,<br>particularly quarrying,<br>would likely result in<br>removal of the access<br>route. | Explore potential<br>for the Core path to<br>be rerouted.Explore<br>potential for the<br>Core path to be<br>rerouted.        | -<br>Proposal would fragment<br>key access networks or<br>open space and/or The<br>proposal does not<br>connect or relate well to<br>existing open space or<br>access networks or green<br>networks |
| 10d | <br>Proposal would result in<br>significant loss of open<br>space or access<br>networks and or<br>Proposal would have a<br>significant negative<br>impact on quality of<br>open space or access<br>networks                            | The area is used as<br>informal open space and<br>there is a core path which<br>runs through the eastern<br>side. Development,<br>particularly quarrying,<br>would likely result in<br>removal of the access<br>route. | Explore potential<br>for the Core path to<br>be rerouted.  | -<br>Proposal would fragment<br>key access networks or<br>open space and/ or<br>Proposal would have a<br>minor negative impact on<br>the quality of existing<br>open space or access<br>networks    |
| 10e | <br>Proposal is far removed<br>from access to open<br>space/ access networks<br>or there and or there is<br>no scope to create open<br>space as part of the<br>proposal  |  | -<br>The proposal does<br>not connect or<br>relate well to<br>existing open space<br>or access networks<br>or green networks | -<br>The proposal does not<br>connect or relate well to<br>existing open space or<br>access networks or green<br>networks   |
|     |  | WASTE AND NATURAL  | RESOURCES  |   |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |

| 11a | X<br>N/A no brownfield land<br>onsite  |  |            | X<br>N/A no brownfield land<br>onsite  |
|-----|--|--|------------|--|
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land                    |  |            | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land                    |
| 11c | -<br>Small scale use of<br>greenfield land   | Relaitvely poor quality greenfield land.   |            | -<br>Small scale use of<br>greenfield land   |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land |  |            | X<br>No opportunities to make<br>use of brownfield land or<br>remediate contaminated<br>land |
| 12a | X<br>not applicable to type or<br>location of development                                    |  |            | X<br>not applicable to type or<br>location of development                                    |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land             |  |            | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land                |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |
| 13b | -<br>Will increase use of<br>primary resources   | Harbour Authority are<br>exploring the idea of<br>quarrying out the site to<br>bring it to the level of the<br>adjoining disused quarry<br>and using the material for<br>land reclamation. |            | -<br>Will increase use of<br>primary resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development                                 | No waste management facilities nearby  |            | X<br>Not applicable to type or<br>location of development                                    |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria   |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill                    |
|     | ·  | LANDSCAPI  |            |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 14a | X<br>N/A   |  |            | X<br>N/A   |
| 14b | X<br>N/A   |  |            | X<br>N/A   |

| 15a<br>15b | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape<br>0<br>proposal would not be  | Ruggd coastal land on the<br>SE of Wick. The cliffs<br>have been used in the<br>past for landfill and as a<br>quarry so it is not a nature<br>coast line. Impact would<br>depend on the land use<br>and proposals. |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape<br>0<br>proposal would not be<br>visually intrusive   |
|------------|---|--|------------|--|
|            | visually intrusive  |  |            |  |
|            | Dro Mitigation acore  | CULTURAL HERI  |            | Post Mitigation Searc  |
| 16a        | X         Not applicable to type or location of development   | Comments   | Mitigation | X           Not applicable to type or location of development  |
| 16b        | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16c        | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16d        | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16e        | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16f        | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16g        | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16h        | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| featu | res |  |  |
|-------|-----|--|--|
|       |     |  |  |

| Site Name: WK07: Land at Harbour)    | North River Pier (Wick     | WK10 WK10 WK23   |
|--------------------------------------|----------------------------|--|
| Settlement: Wick                     |                            | Proudfoor<br>WK11<br>WK07<br>South Wick Bay  |
| Site size (ha): 1.1                  |                            | WK15 WK17<br>WK16<br>water 7 September 2 Septemb |
| Preferred for development: Preferred | Preferred uses: Industrial | WK09<br>WK06<br>WK22<br>WK22<br>All rights reserved 100023369  |

|    |  | WATER/DRAINAGE CO  | NSTRAINTS   |   |
|----|--|--|---|---|
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 1a | x<br>Not Applicable  | Adjoins Wick Bay which is rated as High.   |   | x<br>Not Applicable   |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Development of the shore<br>may include land<br>reclamation.   | Early engagement<br>with SEPA and<br>Marine Scotland<br>and need for the<br>proposals to be<br>designed to ensure<br>they do not have a<br>negative effect on<br>the marine<br>environment. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |
| 1c | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  |  |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |
|    |  |  | NGE   |   |
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |  |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |
| 3а | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk                         | The site is situated below<br>the 5m contour and<br>therefore may be at risk of<br>coastal flooding. | Harbour uses may<br>not be as<br>vulnerable to<br>flooding as others.<br>Land uses would<br>be limited as to<br>reduce the impact<br>of any coastal   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |

|    |   |   | flooding. FRA  |   |
|----|---|---|--|---|
|    |   |   | maybe required.  |   |
| 4a | -<br>Site is in an area of<br>minor coastal erosion<br>and/ or Will have a<br>minor negative impact<br>on coastal erosion                         | Being on the coast the site may be at risk of coastal erosion.              | Appropriate<br>egineering would<br>be required to<br>protect from coastal<br>erosion. Limit<br>potential uses to<br>harbour related<br>only. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                           |
|    |   | BIODIVERSITY, FLORA   | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5c | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5d | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Highly engineered area<br>with little potential for<br>supporting wildlife. |  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU   | JSTAINABILITY  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.                                      |   |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to                       |

|     | Opportunity to provide shelter belts etc  |                    |   | provide shelter belts etc  |
|-----|---|--------------------|---|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |                    |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |                    |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |                    |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | X<br>N/A  |                    |   | X<br>N/A   |
| 9a  | -<br>Some servicing<br>constraints that could be<br>mitigated and/or "Bad<br>neighbour" nearby that<br>is incongruous to the<br>proposed use and could<br>cause minor disturbance   |                    | Some uses may be<br>considered as bad<br>neighbours but as a<br>working harbour<br>these uses may be<br>acceptable in this<br>location. | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |                    |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R | ECREATION   |  |
|     | Pre-Mitigation score  | Comments           | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                    |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |

| 10b | 0<br>There will be no net<br>increase in open space  |   |   | 0<br>There will be no net<br>increase in open space  |
|-----|--|---|---|--|
| 10c | -<br>Proposal would<br>fragment key access<br>networks or open space<br>and/or The proposal<br>does not connect or<br>relate well to existing<br>open space or access<br>networks or green<br>networks | Although brownfield land<br>(past industrial land) the<br>proposal may fragment<br>areas of riverside which<br>are accessible to the<br>public. | Ensure public<br>access to the<br>riverside during and<br>after development.<br>Core path/riverside<br>paths could be<br>improved as a<br>result of the<br>development.Ensur<br>e public access to<br>the riverside during<br>and after<br>development. Core<br>path/riverside paths<br>could be improved<br>as a result of the<br>development. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space |
| 10d | -<br>Proposal would<br>fragment key access<br>networks or open space<br>and/ or Proposal would<br>have a minor negative<br>impact on the quality of<br>existing open space or<br>access networks       | Although brownfield land<br>(past industrial land) the<br>proposal may fragment<br>areas of riverside which<br>are accessible to the<br>public. | Ensure public<br>access to the<br>riverside during and<br>after development.<br>Core path/riverside<br>paths could be<br>improved as a<br>result of the<br>development.   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|     |  | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  | The site has been used<br>for harbour related uses<br>for at least 200 years.   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land  | The site has been used<br>for harbour related uses<br>for at least 200 years.   | Relevant surveys to<br>identify whether<br>contaminated land<br>is present and any<br>appropriate<br>mitigation.  | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite   |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land  |   |   | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land   |
| 11d | 0  |   |   | 0  |

| 12a<br>12b<br>13a | Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings<br>X<br>not applicable to type or<br>location of development<br>X<br>not applicable to type or<br>location of development<br>O<br>No significant impact on |  |            | Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings<br>X<br>not applicable to type or<br>location of development<br>X<br>not applicable to type or<br>location of development<br>O<br>No significant impact on |
|-------------------|--|--|------------|--|
| 13b               | the amount of waste<br>going to landfill<br>O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |  |            | the amount of waste<br>going to landfill<br>O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |
| 13c               | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |            | X<br>Not applicable to type or<br>location of development  |
| 13d               | X<br>Not applicable to type<br>or location of<br>development   | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |            | X<br>Not applicable to type or<br>location of development  |
|                   | ·  | LANDSCAPI  | E          |  |
|                   | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 14a               | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |  |            | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |
| 14b               | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast  |  |            | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast  |
| 15a               | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   | Harbour related uses<br>would be acceptable in<br>this location.                                       |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |

| 15b | 0<br>proposal would not be<br>visually intrusive  |  |            | 0<br>proposal would not be<br>visually intrusive   |
|-----|---|--|------------|--|
|     |   | CULTURAL HERI  | TAGE       |  |
|     | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | There are some historic<br>environment records in<br>the area relating to<br>previous harbour uses but<br>the nature of these should<br>not be signifcantly<br>impacted upon due to the<br>nature of the uses<br>proposed. |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | There are some historic<br>environment records in<br>the area relating to<br>previous harbour uses but<br>the nature of these should<br>not be signifcantly<br>impacted upon due to the<br>nature of the uses<br>proposed. |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK07: S<br>Harbour)             | ites at South Head (Wick      | WK32 WK10 WK23 WK23  |
|--|-------------------------------|--|
| Settlement: Wick                           |                               | WK11 Biss 4 37 WICK Proudfoot                                |
| Site size (ha): 1.2                        |                               | WK15 WK17 WK16 Wick Bay 38                                   |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Industrial | sp tal 20 31 WK09<br>WK02 WK06 All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |  |  |
|----|---|--|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 1a | x<br>Not Applicable   | Adjoins Wick Bay which is rated as Good.   |  | x<br>Not Applicable  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate  | Harbour proposals include<br>an additional breakwater<br>and harbour space which<br>would directly impact on<br>the shoreline. | Relevant surveys<br>required and early<br>engagement with<br>SEPA amd Marine<br>Scotland to identifiy<br>potential mitigation<br>measures. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source  |
| 1c | x<br>Not Applicable   |  |  | x<br>Not Applicable  |
|    |   | CLIMATE CHAN   | IGE  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car |  |  | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |
| За | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | Risk of coastal flooding   | Flood risk<br>assessment to be<br>carried out and<br>appropriate<br>mitigation identified.   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |
| 4a | <br>The site is in an area of<br>significant coastal<br>erosion and/ or Will<br>have a significantly<br>negative impact on  | Nature of the potential<br>development means that<br>mitigation will be required<br>to prevent coastal<br>erosion.             | Flood risk<br>assessment to be<br>carried out and<br>appropriate<br>mitigation identified<br>to limit coastal                              | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues  |

|    | coastal erosion   |   | erosion.                            |   |
|----|---|---|-------------------------------------|---|
|    |   | BIODIVERSITY, FLORA   | AND FAUNA                           |   |
|    | Pre-Mitigation score  | Comments  | Mitigation                          | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |                                     | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | East Caithness Cliffs SPA<br>is approx 600m to the<br>east. Due to the industrial<br>history of the site further<br>development is unlikely to<br>affect the SPA. |                                     | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Long Berry SSSI approx<br>500m to the east but<br>geological integrity is<br>unlikely to be affected.   |                                     | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | X<br>N/A no designations<br>apply   |   |                                     | X<br>N/A no designations apply  |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Potential for otters and<br>other protected species to<br>be present due to coastal<br>location   | Relevant surveys to be carried out. | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |   |                                     | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |                                     | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY                       |   |
|    | Pre-Mitigation score  | Comments  | Mitigation                          | Post Mitigation Score   |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide            |   |                                     | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to                       |

|     | shelter belts etc   |  |  | provide shelter belts etc   |
|-----|---|--|--|---|
| 7a  | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain   | Access is narrow in sections   | Upgrading of<br>sections of the road<br>will be necessary  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |
| 7b  | +<br>Opportunity to improve<br>local access issues  | Better access to South<br>Head   |  | +<br>Opportunity to improve<br>local access issues  |
| 8a  | ++<br>Within walking distance<br>of large service centre<br>containing a wide range<br>of large services such<br>as supermarket, pub,<br>restaurant, wide choice<br>of shops, secondary<br>school, railway station<br>and bus services and/or<br>development will make a<br>significant contributio |  |  | ++<br>Within walking distance of<br>large service centre<br>containing a wide range of<br>large services such as<br>supermarket, pub,<br>restaurant, wide choice of<br>shops, secondary school,<br>railway station and bus<br>services and/or<br>development will make a<br>significant contributio |
| 8b  | X<br>N/A  |  |  | X<br>N/A  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |  | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |
|     |   | HUMAN HEALTH AND R   | ECREATION  |   |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 10a | -<br>Proposal would have a<br>minor negative impact<br>on the quality of existing<br>open space or access<br>networks   | At present there are<br>formal core paths which<br>run through South Head.<br>However the vision of the<br>Caithenss LP has never<br>fully been delivered. | Protection/enhance<br>ment/re-routing of<br>the core path. | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | -<br>Proposal would result in<br>minor loss in open<br>space  | At present there are<br>formal core paths which<br>run through South Head.<br>However the vision of the<br>Caithenss LP has never<br>fully been delivered. | Protection/enhance<br>ment/re-routing of<br>the core path. | 0<br>There will be no net<br>increase in open space   |
| 10c | -<br>Proposal would   | At present there are formal core paths which   | Protection/enhance<br>ment/re-routing of                   | 0<br>Utilises or is in close  |

|     | fragment key access<br>networks or open space<br>and/or The proposal<br>does not connect or<br>relate well to existing<br>open space or access<br>networks or green<br>networks                  | run through South Head.<br>However the vision of the<br>Caithenss LP has never<br>fully been delivered.<br>Potential to severe<br>sections of the core path.  | the core<br>path.Protection/enh<br>ancement/re-<br>routing of the core<br>path.   | proximity to existing connections  |  |  |
|-----|--|---|---|--|--|--|
| 10d | -<br>Proposal would<br>fragment key access<br>networks or open space<br>and/ or Proposal would<br>have a minor negative<br>impact on the quality of<br>existing open space or<br>access networks | At present there are<br>formal core paths which<br>run through South Head.<br>However the vision of the<br>Caithenss LP has never<br>fully been delivered.<br>Potential to severe<br>sections of the core path. | Protection/enhance<br>ment/re-routing of<br>the core path.  | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |  |  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |  |  |
|     | WASTE AND NATURAL RESOURCES  |   |   |  |  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |  |  |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings  | Redevelopment of former quarry and former refuse site.  |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings                    |  |  |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site  | Redevelopment of former<br>quarry and former refuse<br>site where there is likely<br>to be high levels of<br>contamination  | Uses will likely be<br>less sensititve and<br>contamination<br>assessments<br>require with<br>appropriate<br>mitigiation. | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite                                 |  |  |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land  |   |   | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land                                   |  |  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings   |   |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |  |  |
| 12a | X<br>not applicable to type or<br>location of development  |   |   | X<br>not applicable to type or<br>location of development  |  |  |

| 12b | X<br>not applicable to type or<br>location of development  |  |   | X<br>not applicable to type or<br>location of development  |
|-----|--|--|---|--|
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |  | LANDSCAPI  | E   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |
| 14a | X<br>N/A   |  |   | X<br>N/A   |
| 14b | X<br>N/A   |  |   | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape           | Harbour related/<br>business/industrial uses<br>will be expected in this<br>area.                      | High quality design.<br>Siting and design<br>guidance expected<br>to be prepared for<br>on-shore<br>development<br>relating to marine<br>renewables sector. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive   | Harbour related/<br>business/industrial uses<br>will be expected in this<br>area.                      | High quality design.<br>Siting and design<br>guidance expected<br>to be prepared for<br>on-shore<br>development<br>relating to marine<br>renewables sector. | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI  | TAGE  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain |

|     | and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |   |   | the setting of cultural heritage features  |
|-----|---|---|---|--|
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Site is close to B-listed<br>South Pier Lighthouse.           | Siting and design<br>should respect<br>nature of the<br>lighthouse. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Pulteneytown<br>Conservation Area within<br>about 400 metres. |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK07: Wick H              | larbour   | WK10 WK23  |
|--------------------------------------|---|--|
| Settlement: Wick                     |   | WK32<br>WK11<br>WK11<br>Bisck Rocks<br>Bisck Rocks<br>Proudfoot<br>Proudfoot   |
| Site size (ha): 10.1                 |   | WK15 WK17<br>WK16 WK17   |
| Preferred for development: Preferred | Preferred uses: Mixed<br>Use (Industrial -<br>Business - Amenity) | externy training and the second secon |

|    | WATER/DRAINAGE CONSTRAINTS   |  |  |   |  |
|----|--|--|--|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | The site includes part of<br>Wick Bay rated Good   |  | x<br>Not Applicable   |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | The site includes part of<br>Wick Bay (rated Good)<br>and development, e.g.<br>expansion of quayside<br>may have a direct impact<br>on it. | Relevant surveys<br>required and early<br>engagement with<br>SEPA amd Marine<br>Scotland to identifiy<br>potential mitigation<br>measures.           | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable  |  |  | x<br>Not Applicable   |  |
|    |  | CLIMATE CHAN   | IGE  |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |  |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk                         | Som areas have high risk<br>of coastal flooding.   | FRA required and<br>appropriate<br>mitigation to be<br>identified. Should<br>explore<br>opportunities for<br>addressing existing<br>flooding issues. | +<br>Provision of SUDS or<br>flood management plan<br>could address local<br>flooding issues                        |  |
| 4a | -<br>Site is in an area of<br>minor coastal erosion<br>and/ or Will have a<br>minor negative impact<br>on coastal erosion  | Site forms part of the coast and could be affected by coastal erosion.   | Investment in the<br>harbour may allow<br>for opportunities to<br>address existing<br>coastal erosion<br>issues.                                     | +<br>Proposal includes<br>mitigation to address local<br>erosion issues   |  |
|    |  | BIODIVERSITY, FLORA  | AND FAUNA  |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |

| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|----|---|---|---|--|
| 5b | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply   |
| 5c | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Lower Wick River SSSI -<br>possible connectivity in<br>terms of water quality | Suitable<br>management plan<br>required to prevent<br>deterioration in<br>water quality at<br>harbour | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5d | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply   |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   |   | Otter survey if the harbour is expected to be extended  | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |   |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |

| 7a  | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain   | Wick Harbour Bridge is<br>understood to maybe<br>need some<br>structural/engineering<br>investment in the future. |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |
|-----|---|---|--|---|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access   |
| 8a  | ++<br>Within walking distance<br>of large service centre<br>containing a wide range<br>of large services such<br>as supermarket, pub,<br>restaurant, wide choice<br>of shops, secondary<br>school, railway station<br>and bus services and/or<br>development will make a<br>significant contributio |   |  | ++<br>Within walking distance of<br>large service centre<br>containing a wide range of<br>large services such as<br>supermarket, pub,<br>restaurant, wide choice of<br>shops, secondary school,<br>railway station and bus<br>services and/or<br>development will make a<br>significant contributio |
| 8b  | X<br>N/A  |   |  | X<br>N/A  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |  | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |
|     |   | HUMAN HEALTH AND R  | ECREATION  |   |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  | Quayside is proposed to<br>be extended which is<br>used for recreational<br>events during the<br>summer.          | Ensure it is<br>designed in a way<br>which is adaptable. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network   |
| 10b | +<br>Small scale increase in<br>open space  | Quayside is proposed to<br>be extended which is<br>used for recreational<br>events during the<br>summer.          | Ensure it is<br>designed in a way<br>which is adaptable. | +<br>Small scale increase in<br>open space  |
| 10c | 0<br>Utilises or is in close  |   |  | 0<br>Utilises or is in close  |

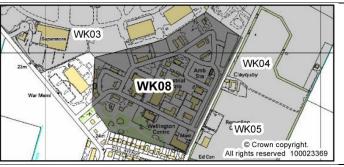
|     | provimity to ovicting  |   |   | provimity to ovicting  |
|-----|--|---|---|--|
|     | proximity to existing<br>connections   |   |   | proximity to existing connections  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|     |  | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  | Some underutilised and vacant sites around the harbour area could be brought back into use. |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land  | Likely to be localised contaminated land issues.  |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land  |
| 11c | X<br>No Greenfield Land  |   |   | X<br>No Greenfield Land  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings | Some underutilised and vacant sites around the harbour area could be brought back into use. |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | X<br>not applicable to type or<br>location of development  |   |   | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development  |   |   | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                      |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                |
| 13c | X<br>Not applicable to type<br>or location of  | No waste management facilities nearby   |   | X<br>Not applicable to type or<br>location of development  |

|     | development  |  |   |   |  |  |
|-----|--|--|---|---|--|--|
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria   |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |  |
|     | LANDSCAPE  |  |   |   |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |  |
| 14a | X<br>N/A   |  |   | X<br>N/A  |  |  |
| 14b | X<br>N/A   |  |   | X<br>N/A  |  |  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | The harbour is historically<br>the focal point of the town<br>and rejuvination of<br>industrial, business and<br>recreational uses would<br>be suitable in this<br>location. |   | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |  |  |
| 15b | 0<br>proposal would not be<br>visually intrusive   | The harbour is historically<br>the focal point of the town<br>and rejuvination of<br>industrial, business and<br>recreational uses would<br>be suitable in this<br>location. |   | 0<br>proposal would not be<br>visually intrusive  |  |  |
|     |  | CULTURAL HERI  | TAGE  |   |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development   |  |  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features            | Some archaeological may<br>be present within the<br>harbour area.  | Archaeological<br>assessment may<br>be required with<br>appropriate<br>mitigation identified.   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |  |  |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites   | There are several listed<br>buildings (including the<br>harbour pier) in close<br>proximity but these are<br>historically associated<br>with harbour uses so the             | Ensure any<br>development is<br>designed in a way<br>that respects the<br>historical context of | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or   |  |  |

|     | and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   | integrity should be preserved.  | h area.  | Development will maintain<br>the setting of cultural<br>heritage features  |
|-----|---|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | The site adjoins the<br>Pulteneytown<br>Conservation Area but<br>this is historically<br>associated with harbour<br>uses so the integrity<br>should be preserved. | Ensure any<br>development is<br>designed in a way<br>that respects the<br>historical context of<br>h area. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | The site adjoins the<br>Pulteneytown<br>Conservation Area but<br>this is historically<br>associated with harbour<br>uses so the integrity<br>should be preserved. | Ensure any<br>development is<br>designed in a way<br>that respects the<br>historical context of<br>h area. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK08: Wick                      | Industrial Estate             |                  |
|--|-------------------------------|------------------|
| Settlement: Wick                           |                               | Superno          |
| Site size (ha): 16.7                       |                               | 22m<br>War Murri |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Industrial |                  |

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|    | WATER/DRAINAGE CONSTRAINTS  |   |            |  |  |
|----|---|---|------------|--|--|
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |  |
| 1a | x<br>Not Applicable   |   |            | x<br>Not Applicable  |  |
| 1b | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site            |            | x<br>Not Applicable  |  |
| 1c | x<br>Not Applicable   |   |            | x<br>Not Applicable  |  |
|    |   | CLIMATE CHAI  | NGE        |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |  |
| 2a | -<br>Proposal is far from<br>existing centres of<br>population and/ or<br>similar uses and/or<br>development 50-499<br>houses or 3-19ha of<br>employment/industrial<br>land and/or Proposal will<br>cause a minor increase<br>in use of private car |   |            | -<br>Proposal is far from<br>existing centres of<br>population and/ or similar<br>uses and/or development<br>50-499 houses or 3-19ha<br>of employment/industrial<br>land and/or Proposal will<br>cause a minor increase in<br>use of private car |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues  |  |
| 4a | x<br>Not Applicable   | Not at coast  |            | x<br>Not Applicable  |  |
|    |   | BIODIVERSITY, FLORA   | AND FAUNA  |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)  |   |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to  |  |

|    | sites due to nature or scale of proposal  |   |               | nature or scale of proposal  |
|----|---|---|---------------|--|
| 5b | X<br>N/A no designations<br>apply   |   |               | X<br>N/A no designations apply   |
| 5c | X<br>N/A no designations<br>apply   |   |               | X<br>N/A no designations apply   |
| 5d | X<br>N/A no designations<br>apply   |   |               | X<br>N/A no designations apply   |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |               | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | X<br>N/A no designations<br>apply   |   |               | X<br>N/A no designations apply   |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU                 | ISTAINABILITY |  |
|    | Pre-Mitigation score  | Comments                                | Mitigation    | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |   |               | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                             | Possible access issues depending on use |               | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |               | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of   |   |               | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and   |

|     | destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |                    |   | a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
|-----|--|--------------------|---|--|
| 8b  | X<br>N/A   |                    |   | X<br>N/A   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated  |                    |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site  |                    |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |  | HUMAN HEALTH AND R | ECREATION   |  |
|     | Pre-Mitigation score   | Comments           | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space  |                    |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space  |                    |   | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                    |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                    |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                    | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|     |  | WASTE AND NATURAL  | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments           | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or  |                    |   | +<br>Minor redevelopment of<br>brownfield land and/or  |

|     | existing buildings   |  |            | existing buildings   |
|-----|--|--|------------|--|
| 11b | ??<br>Unknown  |  |            | ??<br>Unknown  |
| 11c | X<br>No Greenfield Land  |  |            | X<br>No Greenfield Land  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |  |            | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 12a | X<br>not applicable to type or<br>location of development  |  |            | X<br>not applicable to type or<br>location of development  |
| 12b | X<br>not applicable to type or<br>location of development  |  |            | X<br>not applicable to type or<br>location of development  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |  |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |            | X<br>Not applicable to type or<br>location of development  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
|     |  | LANDSCAPI  | E          |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 14a | X<br>N/A   |  |            | X<br>N/A   |
| 14b | X<br>N/A   |  |            | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |  |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | 0<br>proposal would not be   |  |            | 0<br>proposal would not be<br>visually intrusive   |

|     | visually intrusive  |              |            |  |
|-----|---|--------------|------------|--|
|     |   | CULTURAL HEF | RITAGE     |  |
|     | Pre-Mitigation score  | Comments     | Mitigation | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |              |            | X<br>Not applicable to type or<br>location of development  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |              |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |              |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |              |            | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |              |            | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |              |            | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |              |            | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage             |              |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural                      |

| features |  | heritage features |
|----------|--|-------------------|
|          |  |                   |

| Site Name: WK10: Land a              | at Shore Road                           | Vinili IIII IIII IIIIIIIIIIIIIIIIIIIIIIII         |
|--------------------------------------|---|---|
| Settlement: Wick                     |   | Riverbank   |
| Site size (ha): 0.5                  |   | WK10 5  |
| Preferred for development: Preferred | Preferred uses: Mixed<br>Use (Tourism - | THE SHORE   |
|                                      | Business - Housing)                     | Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |  |  |   |  |
|----|--|--|--|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 1a | -<br>Development would<br>have a minor negative<br>impact one or more<br>water bodies identified<br>in RBMP.                             | Adjoins Wick Bay which is<br>rated High but has issues<br>with dissolved oxygen<br>and unknown toxins.     | Reduce point<br>source inputs.<br>Connect to Wick<br>public sewer. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source                      | Development on the south<br>side of Shore Road could<br>potentially impact on the<br>physical environment. | Appropriate foul drainage to avoid potential pollution.            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable  |  |  | x<br>Not Applicable   |  |
|    |  | CLIMATE CHAN   | IGE  |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  |  |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| За | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk | Records of flooding<br>effecting the road due to<br>heigh tide and wave<br>action (Dec 2013)               | FRA maybe<br>required.   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |  |
| 4a | -<br>Site is in an area of<br>minor coastal erosion<br>and/ or Will have a<br>minor negative impact<br>on coastal erosion                | Potential coastal impact<br>depending on site layout<br>and uses.  |  | ??<br>Unknown   |  |
|    |  | BIODIVERSITY, FLORA  | AND FAUNA  |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |  |

| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal         | The site is used informally as for storage/car parking.            |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|----|---|--|---------------|---|
| 5b | X<br>N/A no designations<br>apply   |  |               | X<br>N/A no designations apply  |
| 5c | X<br>N/A no designations<br>apply   |  |               | X<br>N/A no designations apply  |
| 5d | X<br>N/A no designations<br>apply   |  |               | X<br>N/A no designations apply  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |               | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | X<br>N/A no designations<br>apply   |  |               | X<br>N/A no designations apply  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal         |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    | •   | SITE DELIVERABILITY/ SU  | ISTAINABILITY |   |
|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score   |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope   | Cliff face to the north and development to both the east and west. |               | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network |  |               | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |
| 7b | 0<br>Proposal in close<br>proximity to utilise  |  |               | 0<br>Proposal in close<br>proximity to utilise existing   |

|     | existing connections and access   |                    |   | connections and access   |
|-----|---|--------------------|---|--|
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |                    |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | X<br>N/A  |                    |   | X<br>N/A   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |                    |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |                    |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R | ECREATION   |  |
|     | Pre-Mitigation score  | Comments           | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                    | Potential for the<br>area south of the<br>road to be<br>developed as open<br>space. | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | 0<br>There will be no net<br>increase in open space   |                    | Potential for the<br>area south of the<br>road to be<br>developed as open<br>space. | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                    |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                    |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing   |                    | 0<br>Utilises or is in<br>close proximity to  | 0<br>Utilises or is in close<br>proximity to existing  |

|     | connections   |   | connections  | connections   |  |
|-----|---|---|--|---|--|
|     | WASTE AND NATURAL RESOURCES   |   |  |   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings   | Long term derelict site<br>which has historical value.  | High quality design<br>would be of<br>signifcant<br>improvement to the<br>area.  | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |  |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Site includes Dockland<br>(CA-DCK-1002) and a<br>former 500 gallon<br>petroleum spirit<br>underground tank (CA-<br>GAR-1082). | A site history may<br>be requested<br>regarding the<br>dockland area as<br>part of the land<br>here appears to be<br>reclaimed from the<br>sea and a site<br>investigation may<br>be requested<br>regarding the<br>underground fuel<br>storage tank. | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land                         |  |
| 11c | X<br>No Greenfield Land   |   |  | X<br>No Greenfield Land   |  |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         | Long term derelict site<br>which has local historical<br>value.   | High quality design<br>would be of<br>signifcant<br>improvement to the<br>area.  | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings |  |
| 12a | X<br>not applicable to type or<br>location of development   |   |  | X<br>not applicable to type or<br>location of development   |  |
| 12b | X<br>not applicable to type or<br>location of development   |   |  | X<br>not applicable to type or<br>location of development   |  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           |   |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill                         |  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources               |   |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources             |  |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby   |  | X<br>Not applicable to type or<br>location of development   |  |
| 13d | O<br>No significant impact on<br>the amount of waste  | site is located near waste<br>producers and therefore<br>complies well with ZWP   |  | O<br>No significant impact on<br>the amount of waste  |  |

|     | going to landfill  | locational criteria  |   | going to landfill   |  |
|-----|--|--|---|---|--|
|     | LANDSCAPE  |  |   |   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 14a | X<br>N/A   |  |   | X<br>N/A  |  |
| 14b | X<br>N/A   |  |   | X<br>N/A  |  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Long term derelict site<br>which has historical value.<br>It is in a central location<br>and is highly visible from<br>the south head. | High quality design<br>would be of<br>signifcant<br>improvement to the<br>area. | ++<br>Well connected to existing<br>settlement, could help<br>address existing<br>connectivity issues. Site<br>accessible by a variety of<br>modes of transport.<br>Scope to freely permeate<br>into existing settlement              |  |
| 15b | +<br>proposal would lead to<br>an improvement to an<br>existing detracting<br>feature in wider general<br>scenery and/ or Type of<br>proposed development<br>fits well with existing<br>development                                | Long term derelict site<br>which has historical value.<br>It is in a central location<br>and is highly visible from<br>the south head. | High quality design<br>would be of<br>signifcant<br>improvement to the<br>area. | ++<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in a valued or sensitive<br>view e.g. by<br>redevelopment of derelict<br>/gap site and fits well into<br>the surrounding<br>landscape and land |  |
|     | I  | CULTURAL HERI  | TAGE  |   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development   |  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features            |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                  |  |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage                        |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural                                       |  |

|     | features  |   | heritage features  |
|-----|---|---|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | High quality design<br>would be of<br>signifcant<br>improvement to the<br>area and<br>complement the<br>Lower<br>Pulteneytown<br>Conservation Area. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |

| Site Name: WK11:<br>Pulteneytown           | : Lower  | Mast to the Sta                                    |
|--|--|--|
| Settlement: Wick                           |  | MARTHA TERRACE H3m                                 |
| Site size (ha): 5.9                        |  | WK11 WK07  |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Mixed Use<br>(Housing -<br>Business -<br>Community -<br>Retail -<br>Industrial) | Liby STREE<br>Assbly All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |  |   |   |  |
|----|--|--|---|---|--|
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | The site adjoins Wick Bay<br>and Wick River both rated<br>as Good.   |   | x<br>Not Applicable   |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | Redevelopment of<br>existing sites which is<br>unlikely to impact on<br>direct physical water<br>environment |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source   |  |
| 1c | x<br>Not Applicable  |  |   | x<br>Not Applicable   |  |
|    |  | CLIMATE CHAN   | IGE   |   |  |
|    | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |  |
| 2a | +<br>Mixed use proposal (e.g.<br>housing, employment<br>and community uses)<br>close to existing centres<br>of population and/or<br>similar uses, reducing<br>car use and enabling<br>use of active travel<br>choices and use of<br>public transport | Town centre location,<br>close to services.  |   | +<br>Mixed use proposal (e.g.<br>housing, employment and<br>community uses) close to<br>existing centres of<br>population and/or similar<br>uses, reducing car use<br>and enabling use of active<br>travel choices and use of<br>public transport |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues   | There are some areas<br>noted as at risk of pluvial<br>flooding however these<br>are fairly minor.           | Flood risk<br>assessments may<br>be required for<br>specific sites. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues   |  |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal  |  |   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion   |  |

|    | erosion issues  |   |  | issues  |  |  |
|----|---|---|--|---|--|--|
|    | BIODIVERSITY, FLORA AND FAUNA   |   |  |   |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
| 5b | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |  |  |
| 5c | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |  |  |
| 5d | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |  |  |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Potential for bats to<br>inhabit vacant and derelict<br>building. | Relevant surveys<br>carried out as part<br>of the planning<br>application process.<br>Bat surveys will be<br>likely for derelict<br>buildings. | 0<br>Unlikely to be any impact<br>on protected species  |  |  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
|    | SITE DELIVERABILITY/ SUSTAINABILITY   |   |  |   |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |  |  |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope                                       |   |  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |  |  |

| 7a  | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing   | Possible access issues depending on use  | Road<br>improvements may<br>be required. | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network   |
|-----|---|--|--|---|
|     | road network under<br>strain  |  |  |   |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access   |
| 8a  | ++<br>Within walking distance<br>of large service centre<br>containing a wide range<br>of large services such<br>as supermarket, pub,<br>restaurant, wide choice<br>of shops, secondary<br>school, railway station<br>and bus services and/or<br>development will make a<br>significant contributio |  |  | ++<br>Within walking distance of<br>large service centre<br>containing a wide range of<br>large services such as<br>supermarket, pub,<br>restaurant, wide choice of<br>shops, secondary school,<br>railway station and bus<br>services and/or<br>development will make a<br>significant contributio |
| 8b  | +<br>development could help<br>sustain existing services  |  |  | +<br>development could help<br>sustain existing services  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |  | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |
|     |   | HUMAN HEALTH AND R   | ECREATION                                |   |
|     | Pre-Mitigation score  | Comments   | Mitigation                               | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |  | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | +<br>Small scale increase in<br>open space  | Development may help to<br>establish new open space<br>and re-establish active<br>travel connections |  | +<br>Small scale increase in<br>open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |

| 10d | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network | Development may help to<br>establish new open space<br>and re-establish active<br>travel connections             |   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network |
|-----|--|--|---|---|
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections         | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                  |
|     | •  | WASTE AND NATURAL  | RESOURCES   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings        |  |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings     |
| 11b | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite                     | Lower Pulteneytown is a<br>former industrial area with<br>many brownfield sites<br>which may be<br>contaminated. | Ensure<br>contaminated land<br>surveys are carried<br>out where<br>appropriate. | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite                  |
| 11c | X<br>No Greenfield Land  |  |   | X<br>No Greenfield Land   |
| 11d | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings        |  |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings     |
| 12a | X<br>not applicable to type or<br>location of development  |  |   | X<br>not applicable to type or<br>location of development   |
| 12b | X<br>not applicable to type or<br>location of development  |  |   | X<br>not applicable to type or<br>location of development   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                                |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill                             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                    |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                 |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development   |

| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill   | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria                                 |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |  |
|-----|---|--|---|---|--|--|
|     | LANDSCAPE   |  |   |   |  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |  |  |
| 14a | X<br>N/A  |  |   | X<br>N/A  |  |  |
| 14b | X<br>N/A  |  |   | X<br>N/A  |  |  |
| 15a | ++<br>Well connected to<br>existing settlement,<br>could help address<br>existing connectivity<br>issues. Site accessible<br>by a variety of modes of<br>transport. Scope to<br>freely permeate into<br>existing settlement           | Redevelopment and<br>regeneration of a key<br>cultural hertiage area in<br>Caithness.  |   | ++<br>Well connected to existing<br>settlement, could help<br>address existing<br>connectivity issues. Site<br>accessible by a variety of<br>modes of transport.<br>Scope to freely permeate<br>into existing settlement              |  |  |
| 15b | ++<br>proposal would lead to<br>an improvement to an<br>existing detracting<br>feature in a valued or<br>sensitive view e.g. by<br>redevelopment of<br>derelict /gap site and fits<br>well into the surrounding<br>landscape and land |  |   | ++<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in a valued or sensitive<br>view e.g. by<br>redevelopment of derelict<br>/gap site and fits well into<br>the surrounding<br>landscape and land |  |  |
|     |   | CULTURAL HERI  | TAGE  |   |  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |  |  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development   |  |  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features               | ruined building fronting<br>the harbour is an original<br>part of Pulteneytown. The<br>CA boundary currently<br>excludes the buildings | An appraisal (as<br>part of the Wick<br>CARS) is to be<br>undertaken in due<br>course and the<br>boundary may be<br>redrawn to include<br>this set of buildings.<br>Unlikely to support<br>demolition of these<br>buildings | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin    |  |  |
| 16c | +<br>Renovation/regeneration<br>of historic buildings lying   |  |   | +<br>Renovation/regeneration<br>of historic buildings lying   |  |  |

|     | empty/ at risk + and or<br>proposal will enable<br>better access to the<br>historic environment and<br>or minor enhancement<br>of the setting of a<br>historic buildin  |   |   | empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin  |
|-----|---|---|---|--|
| 16d | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable<br>better access to the<br>historic environment and<br>or minor enhancement<br>of the setting of a<br>historic buildin | Within the Lower<br>Pulteneytown<br>Conservation Area | An appraisal (as<br>part of the Wick<br>CARS) is to be<br>undertaken in due<br>course and the<br>boundary may be<br>redrawn to include<br>this set of buildings.<br>Unlikely to support<br>demolition of these<br>buildings | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features               |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16h | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable<br>better access to the<br>historic environment and<br>or minor enhancement<br>of the setting of a<br>historic buildin |   |   | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |

| Site Name: WK13:<br>Green Road             | Land North of   | WK25  |
|--|---|---|
| Settlement: Wick                           |   | The Fils  |
| Site size (ha): 0.7                        |   | WK13  |
| Preferred for<br>development:<br>Preferred | Preferred uses:<br>Mixed Use<br>(Housing -<br>Business) | Hitrez<br>Hitrez<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |   |            |   |  |
|----|---|---|------------|---|--|
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   |   |            | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site            |            | x<br>Not Applicable   |  |
| 1c | x<br>Not Applicable   |   |            | x<br>Not Applicable   |  |
|    |   | CLIMATE CHAI  | NGE        |   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                       |   |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                           |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues        | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues           |  |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues | Not at coast  |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues |  |
|    | BIODIVERSITY, FLORA AND FAUNA   |   |            |   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or  |   |            | 0<br>Unlikely to be any impact<br>on national or local  |  |

|    | local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |            | conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   |  |
|----|---|--|------------|---|--|
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |            | 0<br>Unlikely to be any impact<br>on protected species  |  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
|    | SITE DELIVERABILITY/ SUSTAINABILITY   |  |            |   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope                                       | Within a built up area and potential for good solar gain/ solar orientation. |            | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |  |

| 7a  | 0   |                    |            | 0   |
|-----|---|--------------------|------------|---|
|     | Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0   |                    |            | Proposal would be easily<br>accommodated by<br>existing Road Network  |
|     | Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |                    |            |   |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |                    |            | +<br>Opportunity to improve<br>local access issues  |
| 8a  | ++<br>Within walking distance<br>of large service centre<br>containing a wide range<br>of large services such<br>as supermarket, pub,<br>restaurant, wide choice<br>of shops, secondary<br>school, railway station<br>and bus services and/or<br>development will make a<br>significant contributio |                    |            | ++<br>Within walking distance of<br>large service centre<br>containing a wide range of<br>large services such as<br>supermarket, pub,<br>restaurant, wide choice of<br>shops, secondary school,<br>railway station and bus<br>services and/or<br>development will make a<br>significant contributio |
| 8b  | +<br>development could help<br>sustain existing services  |                    |            | +<br>development could help<br>sustain existing services  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |                    |            | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |                    |            | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |
|     |   | HUMAN HEALTH AND F | RECREATION |   |
|     | Pre-Mitigation score  | Comments           | Mitigation | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                    |            | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | 0<br>There will be no net<br>increase in open space   |                    |            | 0<br>There will be no net<br>increase in open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing   |                    |            | 0<br>Utilises or is in close<br>proximity to existing   |

|     | connections   |   |   | connections   |
|-----|---|---|---|---|
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |
|     | •   | WASTE AND NATURAL   | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score   |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         |   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Slaughterhouse present within boundary and former Council yard. | History and<br>possible site<br>investigation maybe<br>required.        | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land             |
| 11c | X<br>No Greenfield Land   |   |   | X<br>No Greenfield Land   |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         |   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 12a | X<br>not applicable to type or<br>location of development   |   |   | X<br>not applicable to type or<br>location of development                             |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land                    |   |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land         |
| 13a | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development                             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources               |   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby                           |   | X<br>Not applicable to type or<br>location of development                             |

| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |  |
|-----|--|--|------------|---|--|--|
|     | LANDSCAPE  |  |            |   |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score   |  |  |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |  |            | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |  |  |
| 14b | X<br>N/A   |  |            | X<br>N/A  |  |  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Redevelopment of vacant land.  |            | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |  |  |
| 15b | 0<br>proposal would not be<br>visually intrusive   |  |            | 0<br>proposal would not be<br>visually intrusive  |  |  |
|     |  | CULTURAL HERI  | TAGE       |   |  |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score   |  |  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development   |  |  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features            |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |  |  |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will  | There are A, B and C<br>listed buildings approx<br>200m to the south of the<br>site                    |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain  |  |  |

|     | maintain the setting of<br>cultural heritage<br>features  |  | the setting of cultural heritage features  |
|-----|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK14: H  | lillhead Primary School   |                  |
|---------------------|---------------------------|------------------|
| Settlement: Wick    |                           | Hillead          |
| Site size (ha): 1.4 |                           | Pote WK24        |
| Preferred for       | Preferred uses:           |                  |
| development:        | Mixed Use (Business       |                  |
| Preferred           | - Community -<br>Housing) | Crown copyright. |

|    | WATER/DRAINAGE CONSTRAINTS  |   |            |   |  |
|----|---|---|------------|---|--|
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   |   |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | Small drainage<br>watercourse to the north<br>and east which is unlikely<br>to be affected.           |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable   |   |            | x<br>Not Applicable   |  |
|    |   | CLIMATE CHAN  | IGE        |   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                   |   |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues    | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |  |
| 4a | x<br>Not Applicable   | Not at coast  |            | x<br>Not Applicable   |  |
|    |   | BIODIVERSITY, FLORA   | AND FAUNA  |   |  |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or  | Already developed with no ecological value.   |            | 0<br>Unlikely to be any impact<br>on national or local  |  |

|    | local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |   |   | conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal   |
|----|---|---|---|---|
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   | Bat survey may be<br>required for<br>demolition | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU   | ISTAINABILITY                                   |   |
|    | Pre-Mitigation score  | Comments  | Mitigation                                      | Post Mitigation Score   |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope                                       | Bounded to the south,<br>east and west by built<br>development. |   | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope                                       |

| 7а  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network |  |            | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network                                |
|-----|---|--|------------|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |            | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                        |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |            | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections     |
| 8b  | +<br>development could help<br>sustain existing services  |  |            | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |            | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |            | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site |
|     |   | HUMAN HEALTH AND R   | ECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Adjoins existing play park<br>which is expected to<br>remain after the school is<br>relocated. |            | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   | Adjoins existing play park<br>which is expected to<br>remain after the school is<br>relocated. |            | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  |            | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                     |
| 10d | 0<br>Utilises or is in close<br>proximity to existing   |  |            | #N/A   |

| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |  | 0  | 0   |
|-----|---|--|--|---|
|     | connections   |  | Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |
|     |   | WASTE AND NATURAL  | RESOURCES  |   |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         |  |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Site partially intersects a former Quarry (CA-MIN-<br>1314)  | a site history may be required here                                | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land             |
| 11c | X<br>No Greenfield Land   |  |  | X<br>No Greenfield Land   |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         |  |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 12a | X<br>not applicable to type or<br>location of development   |  |  | X<br>not applicable to type or<br>location of development                             |
| 12b | X<br>not applicable to type or<br>location of development   |  |  | X<br>not applicable to type or<br>location of development                             |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           |  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources               |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |  | X<br>Not applicable to type or<br>location of development                             |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
|     |   | LANDSCAP   | E  |   |

|     | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |
|-----|---|---|------------|---|
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |   |            | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | X<br>N/A  |   |            | X<br>N/A  |
| 15a | ++<br>Well connected to<br>existing settlement,<br>could help address<br>existing connectivity<br>issues. Site accessible<br>by a variety of modes of<br>transport. Scope to<br>freely permeate into<br>existing settlement           | Redevelopment of a<br>highly visible site within a<br>residential area which will<br>become vacant following<br>the school merge. |            | ++<br>Well connected to existing<br>settlement, could help<br>address existing<br>connectivity issues. Site<br>accessible by a variety of<br>modes of transport.<br>Scope to freely permeate<br>into existing settlement              |
| 15b | ++<br>proposal would lead to<br>an improvement to an<br>existing detracting<br>feature in a valued or<br>sensitive view e.g. by<br>redevelopment of<br>derelict /gap site and fits<br>well into the surrounding<br>landscape and land | Redevelopment of a<br>highly visible site within a<br>residential area which will<br>become vacant following<br>the school merge. |            | ++<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in a valued or sensitive<br>view e.g. by<br>redevelopment of derelict<br>/gap site and fits well into<br>the surrounding<br>landscape and land |
|     |   | CULTURAL HERI   | TAGE       |   |
|     | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features               | Redevelopment should<br>take account of the<br>Hillhead Mains listed<br>buildings and The Pap<br>ancient monument.                |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features               |   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                  |

| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Redevelopment should<br>take account of the<br>Hillhead Mains listed<br>buildings and The Pap<br>ancient monument. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
|-----|---|--|--|
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK15<br>Building | : Wick High School           |                    |
|-----------------------------|------------------------------|--------------------|
| Settlement: Wick            |                              | WK18 Dawn          |
| Site size (ha): 1.5         |                              | WK15               |
| Preferred for development:  | Preferred uses:<br>Mixed Use | WK30               |
| Preferred                   | (Business -                  | ator               |
|                             | Housing -                    | © Crown copyright. |
|                             | Community)                   |                    |

|    | WATER/DRAINAGE CONSTRAINTS  |   |            |   |
|----|---|---|------------|---|
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |
| 1a | x<br>Not Applicable   |   |            | x<br>Not Applicable   |
| 1b | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site            |            | x<br>Not Applicable   |
| 1c | x<br>Not Applicable   |   |            | x<br>Not Applicable   |
|    |   | CLIMATE CHAI  | NGE        |   |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   |   |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues                                  | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | x<br>Not Applicable   | Not at coastzk  |            | x<br>Not Applicable   |
|    |   | BIODIVERSITY, FLORA   | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

| 5b | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply   |
|----|---|---|--|--|
| 5c | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply   |
| 5d | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply   |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   | Bat survey may be required.              | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU                 | JSTAINABILITY                            |  |
|    | Pre-Mitigation score  | Comments                                | Mitigation                               | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |   |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                             | Possible access issues depending on use | Road<br>improvements may<br>be required. | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance  |   |  | +<br>Within walking distance to  |

| 10b | Unlikely to have any<br>impact on existing open<br>space<br>0<br>There will be no net<br>increase in open space   |                    |                          | Unlikely to have any<br>impact on existing open<br>space<br>0<br>There will be no net<br>increase in open space   |
|-----|---|--------------------|--------------------------|---|
|     | impact on existing open   |                    |                          | impact on existing open   |
| 10a |   |                    |                          | 0   |
|     | Pre-Mitigation score  | HUMAN HEALTH AND F | RECREATION<br>Mitigation | Post Mitigation Score   |
|     | the site  |                    |                          |   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of   |                    |                          | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |                    |                          | 0<br>Potential minor constraint<br>that can be mitigated  |
| 8b  | +<br>development could help<br>sustain existing services  |                    |                          | +<br>development could help<br>sustain existing services  |
|     | to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |                    |                          | frequent bus services<br>range of destinations<br>a range of small shop<br>including a convenier<br>store. E.g. hairdresse<br>hot food take away<br>(medium or small ser<br>centre), appropriate<br>school capacity and/o<br>development co |

| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         | Existing school building<br>will become vacant in<br>2015.   |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
|-----|---|--|--|---|
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | The SW section of the may have contaminated land issues.   | Land assessment required with mitigation identified. | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite  |
| 11c | X<br>No Greenfield Land   | Existing school building will become vacant in 2015.   |  | X<br>No Greenfield Land   |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         |  |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 12a | X<br>not applicable to type or<br>location of development   |  |  | X<br>not applicable to type or<br>location of development                             |
| 12b | X<br>not applicable to type or<br>location of development   |  |  | X<br>not applicable to type or<br>location of development                             |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           |  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources               |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |  | X<br>Not applicable to type or<br>location of development                             |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
|     | -   | LANDSCAP   | E  |   |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |
| 14a | X<br>N/A  |  |  | X<br>N/A  |
| 14b | X<br>N/A  |  |  | X<br>N/A  |
| 15a | +<br>Well connected/  | Northern site is B-listed but will become vacant.  |  | +<br>Well connected/ appears<br>to round off settlement,                              |

|     | appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle                            | The remaining circa<br>1960s buildings will be<br>demolished.  |            | currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle  |
|-----|---|--|------------|--|
| 15b | 0<br>proposal would not be<br>visually intrusive  |  |            | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI  | TAGE       |  |
|     | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features               |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16c | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable<br>better access to the<br>historic environment and<br>or minor enhancement<br>of the setting of a<br>historic buildin | Front section of the High<br>School is B-Listed.<br>Redevelopment would<br>help to ensure it does not<br>become vacant/derelict. |            | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  |            | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of   |  |            | X<br>Not applicable to type or   |

|     | development   |  | location of development  |
|-----|---|--|--|
| 16h | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable<br>better access to the<br>historic environment and<br>or minor enhancement<br>of the setting of a<br>historic buildin | Front section of the High<br>School is B-Listed.<br>Redevelopment would<br>help to ensure it does not<br>become vacant/derelict. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |

| Site Name: WK16: Land a              | t Rhind House   |   |
|--------------------------------------|---|---|
| Settlement: Wick                     |   | Kind Breit Breit                                  |
| Site size (ha): 0.7                  |   | WK16<br>Notice Conterns                           |
| Preferred for development: Preferred | Preferred uses: Mixed<br>Use (Housing –<br>Community) | Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS |  |            |                       |  |
|----|----------------------------|--|------------|-----------------------|--|
|    | Pre-Mitigation score       | Comments   | Mitigation | Post Mitigation Score |  |
| 1a | x<br>Not Applicable        |  |            | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable        | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site |            | x<br>Not Applicable   |  |
| 1c | x<br>Not Applicable        |  |            | x<br>Not Applicable   |  |

## CLIMATE CHANGE

|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
|----|--|---|------------|---|
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                |   |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                 |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues |

| 4a | x<br>Not Applicable   | Not at coast   |               | x<br>Not Applicable   |
|----|---|--|---------------|---|
|    |   | BIODIVERSITY, FLORA  | AND FAUNA     |   |
|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Surrounded by housing<br>and the site is mainly<br>hardstanding or used for<br>allotments. |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |               | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
|    |   | SITE DELIVERABILITY/ SU  | JSTAINABILITY |   |

|     | Pre-Mitigation score  | Comments                                     | Mitigation                             | Post Mitigation Score   |
|-----|---|--|--|---|
| 6a  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope   |  |  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope |
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network                                   |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access                           |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections        |
| 8b  | +<br>development could help<br>sustain existing services  |  |  | +<br>development could help<br>sustain existing services  |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |  | 0<br>Potential minor constraint<br>that can be mitigated  |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site    |
|     | ·   | HUMAN HEALTH AND R                           | ECREATION                              |   |
|     | Pre-Mitigation score  | Comments                                     | Mitigation                             | Post Mitigation Score   |
| 10a | -<br>Proposal would have a  | Informal allotments in the south east corner | 10 allotments to be created as part of | +<br>Improves/enhances green  |

|     | minor negative impact<br>on the quality of existing<br>open space or access<br>networks                                    |   | the existing<br>planning<br>application                                 | network connectivity,<br>existing open space or<br>key access network         |  |  |
|-----|--|---|---|---|--|--|
| 10b | 0<br>There will be no net<br>increase in open space  |   |   | 0<br>There will be no net<br>increase in open space                           |  |  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections          |  |  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections          |  |  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections          |  |  |
|     | WASTE AND NATURAL RESOURCES  |   |   |   |  |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  | Some of the site is<br>brownfield (former school<br>site)                                       |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings   |  |  |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land  | Site was investigated by<br>ERS for potential<br>asbestos issues. No<br>issues were found.      |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land     |  |  |
| 11c | -<br>Small scale use of<br>greenfield land   | Approx 3500m2 of<br>greenfield land but he<br>very limited ecological or<br>recreational value. |   | -<br>Small scale use of<br>greenfield land                                    |  |  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings |   |   | X<br>No Greenfield Land   |  |  |
| 12a | X<br>not applicable to type or<br>location of development  |   |   | X<br>not applicable to type or<br>location of development                     |  |  |
| 12b | X<br>not applicable to type or<br>location of development  |   |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land |  |  |

| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |   |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|-----|--|---|------------|---|
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |   |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby   |            | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |   |            | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAPI   | E          |   |
|     | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |   |            | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |
| 14b | X<br>N/A   |   |            | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Part brownfield land and<br>infill site which at present<br>is underutilised. |            | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | 0<br>proposal would not be<br>visually intrusive   |   |            | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI   | TAGE       |   |
|     | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will  |   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural                                 |

|     | maintain the setting of<br>cultural heritage<br>features  |  | heritage features  |
|-----|---|--|--|
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16g | O<br>Development can be<br>brought forward without  |  | O<br>Development can be<br>brought forward without   |

|     | altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features   |  | altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|--|--|
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK17: Land at | t Francis Street          | and a start of the |
|--------------------------|---------------------------|--|
| Settlement: Wick         |                           | FRANC  |
| Site size (ha): 0.2      |                           | Ranti - WK17   |
| Preferred for            | Preferred uses: Mixed     | 19 Cott - m 56 56  |
| development: Preferred   | Use (Housing - Business ) | ST All rights reserved 100023389   |

|    | WATER/DRAINAGE CONSTRAINTS  |  |  |   |  |
|----|---|--|--|---|--|
|    | Pre-Mitigation score  | Comments   | Mitigation                                     | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   |  |  | x<br>Not Applicable   |  |
| 1b | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site |  | x<br>Not Applicable   |  |
| 1c | x<br>Not Applicable   |  |  | x<br>Not Applicable   |  |
|    |   | CLIMATE CHAN   | NGE  |   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation                                     | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land |  |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land |  |
| За | -<br>Some of the site<br>(<50%)is within an area  | Significant sections of the site have been recorded as being within areas of               | Flood risk<br>assessment<br>required to inform | 0<br>Due to scale or type of<br>proposal there is unlikely                                    |  |

SAC01-Site Assessment Checklist

|    | of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  | pluvial flood risk.    | planning<br>application. | to be any impact on existing flooding issues  |  |  |
|----|---|------------------------|--------------------------|---|--|--|
| 4a | x<br>Not Applicable   | Not at coast           |                          | x<br>Not Applicable   |  |  |
|    | BIODIVERSITY, FLORA AND FAUNA   |                        |                          |   |  |  |
|    | Pre-Mitigation score  | Comments               | Mitigation               | Post Mitigation Score   |  |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                        |                          | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
| 5b | X<br>N/A no designations<br>apply   |                        |                          | X<br>N/A no designations apply  |  |  |
| 5c | X<br>N/A no designations<br>apply   |                        |                          | X<br>N/A no designations apply  |  |  |
| 5d | X<br>N/A no designations<br>apply   |                        |                          | X<br>N/A no designations apply  |  |  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Cleared site.          |                          | 0<br>Unlikely to be any impact<br>on protected species  |  |  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                        |                          | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |                        |                          | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
|    |   | SITE DELIVERABILITY/ S | USTAINABILITY            |   |  |  |
|    | Pre-Mitigation score  | Comments               | Mitigation               | Post Mitigation Score   |  |  |
| 6a | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing  |                        |                          | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual  |  |  |

|     | gradual slope   |  |            | slope  |
|-----|---|--|------------|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |            | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |            | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |            | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | +<br>development could help<br>sustain existing services  |  |            | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |            | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |            | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R   | ECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   | Open space provision in<br>line with the Council's<br>Open Space<br>Supplementary Guidance |            | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space   | Open space provision in<br>line with the Council's<br>Open Space<br>Supplementary Guidance |            | 0<br>There will be no net<br>increase in open space  |

| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections<br>0                           |                                       |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections<br>0             |
|-----|---|---------------------------------------|---|---|
|     | Utilises or is in close<br>proximity to existing<br>connections                                     |                                       |   | Utilises or is in close<br>proximity to existing<br>connections                       |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |                                       | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections                  |
|     |   | WASTE AND NATURAL                     | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments                              | Mitigation  | Post Mitigation Score   |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         |                                       |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site |                                       |   | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite  |
| 11c | X<br>No Greenfield Land   |                                       |   | X<br>No Greenfield Land   |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         |                                       |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 12a | X<br>not applicable to type or<br>location of development   |                                       |   | X<br>not applicable to type or<br>location of development                             |
| 12b | X<br>not applicable to type or<br>location of development   |                                       |   | X<br>not applicable to type or<br>location of development                             |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           |                                       |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources               |                                       |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |
| 13c | X<br>Not applicable to type<br>or location of   | No waste management facilities nearby |   | X<br>Not applicable to type or<br>location of development                             |

|     | development  |  |            |   |
|-----|--|--|------------|---|
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria                   |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |  | LANDSCAP   | E          |   |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score   |
| 14a | X<br>N/A   |  |            | X<br>N/A  |
| 14b | X<br>N/A   |  |            | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | Brownfield gap site.   |            | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |
| 15b | +<br>proposal would lead to<br>an improvement to an<br>existing detracting<br>feature in wider general<br>scenery and/ or Type of<br>proposed development<br>fits well with existing<br>development                                |  |            | +<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in wider general scenery<br>and/ or Type of proposed<br>development fits well with<br>existing development                                |
|     |  | CULTURAL HERI  | TAGE       |   |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development   |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features            | No significant issue. A<br>building of historic interest<br>survives on the north<br>boundary and should be<br>retained. |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features            |
| 16c | X<br>Not applicable to type<br>or location of  |  |            | X<br>Not applicable to type or<br>location of development   |

|     | development  |  |   |
|-----|--|--|---|
| 16d | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16e | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16f | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16g | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16h | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |

| Site Name: WK19: Land at                | Hill of Man             | WK06 South-head  |
|---|-------------------------|--|
| Settlement: Wick                        |                         | 24m WKO7 Quarries<br>WKO7 Quarries<br>WKO7 Quarries<br>WKO7 Quarries |
| Site size (ha): 5.5                     |                         | South<br>Primary<br>School   |
| Preferred for<br>development: Preferred | Preferred uses: Housing | WK22<br>WK31<br>WK31<br>All rights reserved 100023369                |

| WATER/DRAINAGE CONSTRAINTS |  |   |   |  |  |
|----------------------------|--|---|---|--|--|
| Pre-Mitigation score       | Comments   | Mitigation  | Post Mitigation Score   |  |  |
| x<br>Not Applicable        | Wick Bay rated as Good.  |   | x<br>Not Applicable   |  |  |
| x<br>Not Applicable        | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site |   | x<br>Not Applicable   |  |  |
| x<br>Not Applicable        |  |   | x<br>Not Applicable   |  |  |
| CLIMATE CHANGE             |  |   |   |  |  |
| Pre-Mitigation score       | Comments   | Mitigation  | Post Mitigation Score   |  |  |
|                            | x<br>Not Applicable<br>x<br>Not Applicable<br>x<br>Not Applicable                          | Pre-Mitigation score       Comments         x       Wick Bay rated as Good.         Not Applicable       No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site         x       Not Applicable         x       Not Applicable         x       CLIMATE CHANCE | Pre-Mitigation score       Comments       Mitigation         ×       Wick Bay rated as Good.       Image: Comments and the streams and the stream |  |  |

| r  | 1   | 1   | P  | · · · · · · · · · · · · · · · · · · ·   |
|----|---|---|--|---|
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   |   |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk          | Two small areas which<br>are at risk of pluvial<br>flooding   | FRA requirement<br>with likely SUDS to<br>be created | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |
| 4a | x<br>Not Applicable   | Not at coast  |  | x<br>Not Applicable   |
|    |   | <b>BIODIVERSITY, FLORA</b>  | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | East Coast Caithness<br>Cliffs approx 500 metres<br>to the east. Proposed<br>housing development<br>unlikely to affect breeding<br>birds. |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Long Berry Coast SSSI<br>approx 400m to the east.<br>Geological importance so<br>unlikely to be affected.                                 |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | X<br>N/A no designations<br>apply   |   |  | X<br>N/A no designations apply  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |  | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or                      | Long Berry Coast<br>SSSI/GCR Site is nearby   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

|    | scale of proposal   |   |  |  |
|----|---|---|--|--|
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU                 | ISTAINABILITY                            |  |
|    | Pre-Mitigation score  | Comments                                | Mitigation                               | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |   |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                             | Possible access issues depending on use | Road<br>improvements may<br>be required. | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |   |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b | +<br>development could help<br>sustain existing services  |   |  | +<br>development could help<br>sustain existing services   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   |   |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |   |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|    |   | HUMAN HEALTH AND R                      | ECREATION                                |  |

|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
|-----|---|--|--|--|
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space                                       | Potential for<br>improvements to the<br>existing areas of informal<br>open space   | Open space<br>provision in line<br>with the Council's<br>Open Space<br>Supplementary<br>Guidance | 0<br>Unlikely to have any<br>impact on existing open<br>space                        |
| 10b | 0<br>There will be no net<br>increase in open space   | If open space provision is<br>not secured there could<br>be an overall loss due to<br>some of the site being<br>used as informal<br>openspace. | Open space<br>provision in line<br>with the Council's<br>Open Space<br>Supplementary<br>Guidance | 0<br>There will be no net<br>increase in open space                                  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |  |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                 |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |  |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections                 |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections                          | 0<br>Utilises or is in close<br>proximity to existing<br>connections                 |
|     |   | WASTE AND NATURAL  | RESOURCES  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         | Historical Environment<br>Records show World War<br>2 activity including<br>concrete gun platforms<br>and battery production.                  |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings          |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Historical Environment<br>Records show World War<br>2 activity including<br>concrete gun platforms<br>and battery production.                  |  | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite |
| 11c | 0<br>Scale or type of<br>proposal unlikely to<br>result in loss of<br>greenfield land               |  |  | 0<br>Scale or type of proposal<br>unlikely to result in loss of<br>greenfield land   |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         |  |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings          |
| 12a | X<br>not applicable to type or  |  |  | X<br>not applicable to type or   |

|     | location of development  |  |            | location of development  |
|-----|--|--|------------|--|
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land                                       |  |            | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |  |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |            | X<br>Not applicable to type or<br>location of development  |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
|     |  | LANDSCAPI  | Ē          |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 14a | X<br>N/A   |  |            | X<br>N/A   |
| 14b | X<br>N/A   |  |            | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape | The site is part brownfield<br>with contamination issues.<br>Although it is not a<br>particularly unattractive<br>area it would benefit from<br>being redeveloped. |            | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape |
| 15b | 0<br>proposal would not be<br>visually intrusive   |  |            | 0<br>proposal would not be<br>visually intrusive   |
|     |  | CULTURAL HERI  | TAGE       |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |            | X<br>Not applicable to type or<br>location of development  |
|     | development  |  |            |  |

|     | would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | archaeological survey<br>was carried out in 2009.   | any further<br>development.   | brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features                            |
|-----|---|---|---|--|
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | B-listed Coastgaurd<br>Station situated on the NE<br>corner of the area.<br>Planning permission<br>pending for erection of a<br>single house within the<br>grounds. Development of<br>the area may reduce the<br>presence of the building<br>within the surroundings. | Developer<br>requirement to<br>consider the design<br>and location of the<br>building.  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16h | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Historical Enviropnment<br>Records highlight<br>aracheological remains<br>and sit includes a Listed<br>Building.  | Seek advice of<br>Council HET for<br>any further<br>development.<br>Developer<br>requirement to<br>consider the design<br>and location of the<br>building | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK<br>Primary Schoo<br>South of Roxb | l (Land   | WK09<br>Rest   |
|---|---|--|
| Settlement: Wi                                  | ck  | Hill of Man  |
| Site size (ha): <sup>,</sup>                    | 1.9   | WK22 vol   |
| Preferred for<br>development:<br>Preferred      | Preferred<br>uses:<br>Mixed Use<br>(Business -<br>Community<br>- Housing) | WK20<br>WK21<br>WK21<br>WK21<br>WK21<br>WK21<br>WK21<br>WK21<br>WK21 |

|    | WATER/DRAINAGE CONSTRAINTS   |   |   |   |  |
|----|--|---|---|---|--|
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable  | Small watercourse (Mill<br>Lade burn) runs along the<br>SW boundary of the site.                            |   | x<br>Not Applicable   |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source  | Existing allocation<br>highilights opportunity to<br>make a feature of the<br>burn.                         |   | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | The burn is the primary<br>water source of Old<br>Pulteney Distillery which<br>is immediately<br>downstream | Relevant surveys<br>and appropriate<br>mitigation required. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
|    |  |   | NGE   |   |  |
|    | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land  | Allocated for up to 20 residential units.   |   | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| 3а | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk                         |   | Flood risk<br>assessment<br>required.                       | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues       |  |
| 4a | x<br>Not Applicable  | Not at coast  |   | x<br>Not Applicable   |  |

|    | BIODIVERSITY, FLORA AND FAUNA   |  |  |   |  |
|----|---|--|--|---|--|
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | The area is greenfield<br>land which is not farmed,<br>however, due to its<br>proximity to the urban<br>area it is not expected to<br>hold much ecological<br>value. |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Watercourse along<br>western boundary  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Bats may be present.   | Bat survey may be<br>needed if the<br>building it is be<br>demolished, or if<br>any trees are to be<br>lost. | 0<br>Unlikely to be any impact<br>on protected species  |  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | With development to the<br>north, east and west<br>there are unlikely to be<br>issues with connectivity.   |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |   |  |

|     | Pre-Mitigation score  | Comments                                       | Mitigation | Post Mitigation Score  |
|-----|---|--|------------|--|
| 6a  | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing<br>gradual slope   | Sheltered by surrounding development.          |            | +<br>Minor sheltered by<br>topography and<br>vegetation south west or<br>south east facing gradual<br>slope  |
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |            | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |            | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |            | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | +<br>development could help<br>sustain existing services  |  |            | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |            | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |            | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND F                             | ECREATION  |  |
|     | Pre-Mitigation score  | Comments                                       | Mitigation | Post Mitigation Score  |
| 10a | -<br>Proposal would have a  | The school playing field is included and it is |            | -<br>Proposal would have a   |

|     | minor negative impact<br>on the quality of existing<br>open space or access<br>networks             | uncertain whether or not<br>this will be retained if the<br>school is relocated.  |   | minor negative impact on<br>the quality of existing<br>open space or access<br>networks                              |
|-----|---|---|---|--|
| 10b | 0<br>There will be no net<br>increase in open space   | There is potential for the<br>burn to be opened up<br>more for recreational<br>purposes.  | Seek that the burn<br>is made a positive<br>feature.  | +<br>Small scale increase in<br>open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                | There is potential for the<br>burn to be opened up<br>more for recreational<br>purposes including active<br>travel links.   |   | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network                |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections                                |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|     |   | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         | Potential for the redevelopment of the school site.   |   | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | It is noted that a former<br>Mill Dam lies onsite to the<br>NW on historical maps<br>however our database<br>does not show any<br>potential source polygons<br>onsite/ offsite. | The provenance of<br>any infill material<br>may be asked<br>regarding the<br>former Mill Dam<br>through a site<br>history should a<br>Planning<br>Application be<br>submitted for this<br>site. | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land  |
| 11c | -<br>Small scale use of<br>greenfield land  | Minor impact from the loss of greenfield land.  |   | -<br>Small scale use of<br>greenfield land   |
| 11d | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings                         | Potential for the redevelopment of the school site.   |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | х   |   |   | Х  |

|     | 1  | 1  | 1          |   |  |
|-----|--|--|------------|---|--|
| 12b | X<br>not applicable to type or<br>location of development  |  |            | X<br>not applicable to type or<br>location of development   |  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |  |            | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |  |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |            | X<br>Not applicable to type or<br>location of development   |  |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria   |            | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |
|     |  | LANDSCAPI  | E          |   |  |
|     | Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score   |  |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |  |            | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes   |  |
| 14b | X<br>N/A   |  |            | X<br>N/A  |  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope<br>for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle | The site is situated within<br>a built up area and<br>despite some of it being<br>greenfield land it has little<br>ecological or recreational<br>value at present. |            | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access<br>to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle |  |
| 15b | +<br>proposal would lead to<br>an improvement to an<br>existing detracting<br>feature in wider general<br>scenery and/ or Type of<br>proposed development<br>fits well with existing<br>development                                | With high quality siting<br>and design it could make<br>an overall improvement to<br>the area.   |            | +<br>proposal would lead to an<br>improvement to an<br>existing detracting feature<br>in wider general scenery<br>and/ or Type of proposed<br>development fits well with<br>existing development                                |  |
|     |  | CULTURAL HERI  | TAGE       |   |  |
|     |  |  |            |   |  |

|     | Pre-Mitigation score  | Comments | Mitigation | Post Mitigation Score  |
|-----|---|----------|------------|--|
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |          |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |          |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |          |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |          |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |          |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |          |            | X<br>Not applicable to type or<br>location of development  |

| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
|-----|---|--|--|
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK23: Land E                 | ast of Murray Avenue    | WK27   |
|---|-------------------------|--|
| Settlement: Wick                        |                         | Real Provide States  |
| Site size (ha): 3.8                     |                         | WK23<br>Sewage<br>Works  |
| Preferred for<br>development: Preferred | Preferred uses: Housing | Spring Spring Crown copyright<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |            |   |  |  |
|----|---|--|------------|---|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |  |
| 1a | x<br>Not Applicable   | The site sits above Wick<br>Bay which is rated as<br>Good.                                 |            | x<br>Not Applicable   |  |  |
| 1b | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site |            | x<br>Not Applicable   |  |  |
| 1c | x<br>Not Applicable   |  |            | x<br>Not Applicable   |  |  |
|    |   | CLIMATE CHAN   | NGE        |   |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land |  |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land |  |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or                          | There has been records<br>of surface water flooding<br>at the boundary of the<br>site.     |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on             |  |  |

|    | within an indicative area<br>of medium to high flood<br>risk  |  |                                 | existing flooding issues  |
|----|---|--|---------------------------------|---|
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues                           | Not at coast   |                                 | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                           |
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA                       |   |
|    | Pre-Mitigation score  | Comments   | Mitigation                      | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Agricultural land which<br>appears to be no longer<br>farmed. As a result some<br>ecological value may<br>exist.   | Site surveys may be required.   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |                                 | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |                                 | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |                                 | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   | Southern part is on the<br>coastline although the<br>coastal path and housing<br>to the west is likely to<br>deter<br>shelter/resting/breeding<br>sites. | Otter survey may<br>be required | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or                      |  |                                 | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |

|    | scale of proposal   |  |               |  |
|----|---|--|---------------|--|
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           | The site is bounded by<br>development except for<br>the cliff edge to the south<br>but this will remain<br>unaffected by any<br>development. |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | JSTAINABILITY |  |
|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |  |               | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |               | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |  |               | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |               | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b | +<br>development could help<br>sustain existing services  |  |               | +<br>development could help<br>sustain existing services   |
| 9a | 0<br>Potential minor<br>constraint that can be<br>mitigated   | Low voltage OHL runs<br>through the eastern side<br>of the site.   |               | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |               | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |

|     |   | HUMAN HEALTH AND R   | ECREATION   |   |
|-----|---|--|---|---|
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  |   | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | +<br>Small scale increase in<br>open space  | Open space provision<br>require din line with the<br>Council's planning policy<br>guiidelines. |   | +<br>Small scale increase in<br>open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  | There may be<br>opportunities to tie<br>in any open space<br>provision with the<br>coastal core<br>path.There may be<br>opportunities to tie<br>in any open space<br>provision with the<br>coastal core path. | #N/A  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  | Core path runs alongside<br>the south boundary of the<br>site.                                 | Link new<br>development to the<br>existing core path  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network                       |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections   | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
|     |   | WASTE AND NATURAL  | RESOURCES   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 11a | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop<br>existing buildings |  |   | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop existing<br>buildings |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land   |  |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land   |
| 11c | -<br>Small scale use of<br>greenfield land  |  |   | -<br>Small scale use of<br>greenfield land  |
| 11d | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield  |  |   | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield  |

|     | land or redevelop existing buildings  |  |  | land or redevelop existing buildings  |
|-----|---|--|--|---|
| 12a | X<br>not applicable to type or<br>location of development   |  |  | X<br>not applicable to type or<br>location of development   |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land  | 4.1 Rated land.  |  | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |  | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development  |  |  | X<br>Not applicable to type or<br>location of development   |
|     |   | LANDSCAPI  | E  |   |
|     | Pre-Mitigation score  | Comments   | Mitigation                                       | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes                                     |  |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes                                     |
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast |  |  | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape                                      | The site is in an elevated<br>yet out-of-the-way<br>location. The site would<br>be visable from the<br>coastal footpath and<br>existing development in<br>the area is of typical<br>suburban Caithness siting<br>and design which is not | Ensure a better<br>quality siting and<br>design. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape                                      |

|     |   | particularly high quality.   |            |  |
|-----|---|--|------------|--|
| 15b | 0<br>proposal would not be<br>visually intrusive  | It is far enough from key<br>viewpoints to not be<br>visually intrusive but a<br>better quality of siting and<br>design should be<br>encouraged. |            | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI  | TAGE       |  |
|     | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | The Pap is 350m to the<br>NW   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of   |  |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural   |

|     | cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features  |  | heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|--|--|
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK24: Land N<br>Nursing Home | orth West of Seaview House | The Pap                               |
|---|----------------------------|---------------------------------------|
| Settlement: Wick                        |                            | Broch<br>(remains of)<br>WK24<br>WK24 |
| Site size (ha): 5.1                     |                            | Hillhead<br>Primary<br>School         |
| Preferred for<br>development: Preferred | Preferred uses: Housing    | All rights reserved . 100023369       |

|    | WATER/DRAINAGE CONSTRAINTS  |  |  |   |  |
|----|---|--|--|---|--|
|    | Pre-Mitigation score  | Comments                                       | Mitigation   | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   |  |  | x<br>Not Applicable   |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | Small watercourses at the boundary of the site | The small<br>watercourses at the<br>boundary of the site<br>may need to be<br>considered and<br>mitigation identified. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable   |  |  | x<br>Not Applicable   |  |
|    | CLIMATE CHANGE  |  |  |   |  |

|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |
|----|---|--|------------|---|
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   |  |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |
| За | x<br>Not Applicable   | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding              |            | x<br>Not Applicable   |
| 4a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues                           | Not at coast   |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                           |
|    |   | BIODIVERSITY, FLORA  | AND FAUNA  |   |
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Agricultural field djoining<br>residential properties. It is<br>not considered to have a<br>high ecological value. |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |            | 0<br>Unlikely to be any impact<br>on protected species  |

| Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposalaround the perimter<br>could enhance the<br>connectivity.proposal will help<br>safeguard a nation<br>conservation or<br>geodiversity site   | nal, local                        |
|---|-----------------------------------|
| SITE DELIVERABILITY/ SUSTAINABILITY   |                                   |
| Pre-Mitigation score         Comments         Mitigation         Post Mitigation S  | Score                             |
| 6a0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc0<br>Partially sheltered<br>topography or veg<br>East or west facin<br>or flat site. Opport<br>provide shelter belts   | getation.<br>g slope<br>tunity to |
| 7a       0       0       Proposal would be easily accommodated by existing Road       0       Proposal would be accommodated by existing Road Net         Network 0       Proposal would be easily accommodated by existing Road       0       Proposal would be easily accommodated by existing Road Net         Very existing Road       Network       0       0         Network       0       0       0         Very existing Road       0       0         Network       0       0       0 | y                                 |
| 7b       0         Proposal in close       0         proximity to utilise       existing connections and access   |                                   |
| 8a       0       0         Proposal within       reasonable distance to       0         limited local       services/transport       limited local         services/transport       connections       onnections  |                                   |
| 8b       +         development could help<br>sustain existing services       +         development could<br>sustain existing services   |                                   |
| 9a       0       0       Potential minor constraint that can be mitigated       0         9a       0       Potential minor constraint that can be mitigated       0   |                                   |
| 9b 0 0  |                                   |

|     | Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site                      |   |  | Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site                         |
|-----|---|---|--|---|
|     |   | HUMAN HEALTH AND R  | ECREATION  |   |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |   | Open space<br>provision in line<br>with the Council's<br>Open Space<br>Supplementary<br>Guidance | 0<br>Unlikely to have any<br>impact on existing open<br>space   |
| 10b | 0<br>There will be no net<br>increase in open space   |   |  | 0<br>There will be no net<br>increase in open space   |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   |  | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections                          | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
|     |   | WASTE AND NATURAL   | RESOURCES  |   |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score   |
| 11a | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop<br>existing buildings |   |  | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop existing<br>buildings |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land   | No potentially<br>contaminative sources<br>identified onsite/ offsite |  | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land   |
| 11c | -<br>Small scale use of<br>greenfield land  |   |  | -<br>Small scale use of<br>greenfield land  |
| 11d | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop                       |   |  | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop existing              |

|     | existing buildings  |  |   | buildings   |
|-----|---|--|---|---|
| 12a | X<br>not applicable to type or<br>location of development   |  |   | X<br>not applicable to type or<br>location of development   |
| 12b | -<br>Will cause a minor loss<br>of 3.1 or 3.2 agricultural<br>land or good quality croft<br>land  | A small section at the northern edge of the site is classified as 3.2.   |   | -<br>Will cause a minor loss of<br>3.1 or 3.2 agricultural land<br>or good quality croft land   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development   |
|     | ·   | LANDSCAPI  | E   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes                                     |  |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes                                     |
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast |  |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape                                      | To the south and west is<br>residential suburban<br>development. At present<br>the site forms the<br>settlement boundary to<br>the north and east. |   | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape                                      |
| 15b | -<br>proposal would be<br>visually intrusive in   | The development has the potential to be visually intrusive from Papigoe  | The siting and design of any further should be of | 0<br>proposal would not be<br>visually intrusive  |

|     | wider general scenery   | and Broadhaven Road.  | a higher quality<br>than what has been<br>developed on the<br>site to date.<br>Consideration<br>should also be<br>given to the key<br>view points. |  |
|-----|---|---|--|--|
|     |   | CULTURAL HERI   | TAGE   |  |
|     | Pre-Mitigation score  | Comments  | Mitigation   | Post Mitigation Score  |
| 16a | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | The Pap Broch Sch<br>Monument is located in<br>the NE of the site.  | minimum 20 metre<br>buffer, could be<br>excluded from the<br>allocated area.   | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Immediately to the north<br>and NW os the site are B-<br>Listed buildings at<br>Hillhead Farm. The<br>houses built so far on site<br>are of relatively poor<br>siting and design. | Development would<br>be required to<br>complement the<br>setting of the listed<br>buildings.   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage             |   |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural                                    |

|     | features  |  | heritage features  |
|-----|---|--|--|
| 16f | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16g | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | The Pap does not<br>currently have a an<br>provision for public<br>access.<br>Development could<br>be used to improve<br>access to the site. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |

| Site Name: WK27: Land at Broadhaven<br>Farm, WK28: Land at Broadhaven Farm<br>Settlement: Wick | WK28 Peatfurin Parts<br>WK24   |
|--|--|
| Site size (ha): 3.9 Preferred for development: Part Alternative Preferred uses: Housing        | WK27   |
|  | WK24<br>WK27<br>WK27<br>Crown copyright<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |  |   |  |  |
|----|---|--|--|---|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation                                     | Post Mitigation Score   |  |  |
| 1a | x<br>Not Applicable   |  |  | x<br>Not Applicable   |  |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | Field drain on the northern boundary.  | Sensitively design<br>watercourse<br>crossing. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |  |
| 1c | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site |  | x<br>Not Applicable   |  |  |
|    | CLIMATE CHANGE  |  |  |   |  |  |

|    | CLIMATE CHANGE   |   |                         |   |  |  |
|----|--|---|-------------------------|---|--|--|
|    | Pre-Mitigation score   | Comments  | Mitigation              | Post Mitigation Score   |  |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                |   |                         | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                 |  |  |
| 3a | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues | Small watercourse along<br>NW boundary. May be a<br>potential cause of flood<br>risk. | FRA may be<br>required. | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues |  |  |

| 4a | x<br>Not Applicable   | Not at coast  |               | x<br>Not Applicable   |  |  |  |
|----|---|---|---------------|---|--|--|--|
|    | BIODIVERSITY, FLORA AND FAUNA   |   |               |   |  |  |  |
|    | Pre-Mitigation score  | Comments  | Mitigation    | Post Mitigation Score   |  |  |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Limited ecological value<br>as it is a single<br>agricultural field with no<br>signifcant features. |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |               | 0<br>Unlikely to be any impact<br>on protected species  |  |  |  |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |   |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |  |
|    |   | SITE DELIVERABILITY/ SU   | JSTAINABILITY |   |  |  |  |

|     | Pre-Mitigation score  | Comments                            | Mitigation  | Post Mitigation Score  |
|-----|---|-------------------------------------|---|--|
| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc                       |                                     |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network                         |                                     |   | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |                                     |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |                                     |   | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | +<br>development could help<br>sustain existing services  |                                     |   | +<br>development could help<br>sustain existing services   |
| 9a  | -<br>Some servicing<br>constraints that could be<br>mitigated and/or "Bad<br>neighbour" nearby that<br>is incongruous to the<br>proposed use and could<br>cause minor disturbance | HV OHL running through<br>SE corner | Underground the cable or have appropriate setback.                | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |                                     |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R                  | ECREATION   |  |
|     | Pre-Mitigation score  | Comments                            | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |                                     | In line with the<br>Council's Open<br>Space in New<br>Residential | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or  |

|     |   |                         | Development<br>Supplementary<br>Guidance  | key access network  |  |  |
|-----|---|-------------------------|---|---|--|--|
| 10b | 0<br>There will be no net<br>increase in open space   |                         | In line with the<br>Council's Open<br>Space in New<br>Residential<br>Development<br>Supplementary<br>Guidance | +<br>Small scale increase in<br>open space  |  |  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                         |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  |  |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                         |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  |  |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |                         | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections                                       | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  |  |
|     | WASTE AND NATURAL RESOURCES   |                         |   |   |  |  |
|     | Pre-Mitigation score  | Comments                | Mitigation  | Post Mitigation Score   |  |  |
| 11a | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop<br>existing buildings |                         |   | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop existing<br>buildings |  |  |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land   |                         |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land   |  |  |
| 11c | <br>Large-scale use of<br>Greenfield land   |                         |   | <br>Large-scale use of<br>Greenfield land   |  |  |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings  |                         |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings        |  |  |
| 12a | X<br>not applicable to type or<br>location of development   |                         |   | X<br>not applicable to type or<br>location of development   |  |  |
| 12b | -<br>Will cause a minor loss  | Mainly 4.1 but some 3.2 |   | -<br>Will cause a minor loss of   |  |  |

| 13a       O       No significant impact on the amount of waste going to landfill       O         13b       O       Unlikely to have any significant impact on demand for natural resources       O         13c       X       Not applicable to type or location of development       O         13d       X       Not applicable to type or location of development       No waste management facilities nearby       X         13d       X       Not applicable to type or location of development       X       Not applicable to type or location of development         13d       X       Not applicable to type or location of development       X       Not applicable to type or location of development         14a       0       proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes       0       0         14a       0       proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes       0       0         14b       0       proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes       0       0 | be or<br>bent                |  |  |  |  |  |
|---|------------------------------|--|--|--|--|--|
| Unlikely to have any<br>significant impact on<br>demand for natural<br>resourcesUnlikely to have any<br>  | be or<br>ient                |  |  |  |  |  |
| Not applicable to type<br>or location of<br>developmentfacilities nearbyNot applicable to type<br>location of developm13dX<br>  | ient                         |  |  |  |  |  |
| Not applicable to type<br>or location of<br>developmentNot applicable to type<br>location of developmentLANDSCAPEPre-Mitigation scoreCommentsMitigationPost Mitigation Score14a0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes0<br>o<br>proposal is of a scale or<br>o fin a location which is<br>unlikely to have any<br>effects on designated<br>landscapes0<br>o<br>proposal is of a scale or<br>o fin a location which is<br>unlikely to have any<br>effects on designated<br>landscapes0<br>o<br>proposal is of a scale or<br>o fin a location which is<br>unlikely to have any<br>effects on designated<br>landscapes0<br>o<br>proposal is of a scale or<br>o fin a location which is<br>unlikely to have any<br>effects on designated<br>landscapes0<br>o<br>o<br>proposal is of a scale or14b0<br>proposal is of a scale or0<br>proposal is of a scale or0<br>proposal is of a scale or   |                              |  |  |  |  |  |
| Pre-Mitigation scoreCommentsMitigationPost Mitigation Score14a0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes0<br>proposal is of a scale or<br>unlikely to have any<br>effects on designated<br>landscapes0<br>proposal is of a scale or<br>oproposal is of a scale or<br>oproposal is of a scale or14b0<br>proposal is of a scale or0<br>proposal is of a scale or0<br>proposal is of a scale or   |                              |  |  |  |  |  |
| 14a0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes0<br>proposal is of a scale<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes14b0<br>proposal is of a scale or0<br>proposal is of a scale or  | LANDSCAPE                    |  |  |  |  |  |
| proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapesproposal is of a scale<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes14b0<br>proposal is of a scale or0<br>proposal is of a scale or   | ore                          |  |  |  |  |  |
| proposal is of a scale or proposal is of a scal   |                              |  |  |  |  |  |
| unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coastunlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast  | 1                            |  |  |  |  |  |
| 15a -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou  | ses<br>t<br>t<br>sting<br>rs |  |  |  |  |  |
| 15b     0<br>proposal would not be<br>visually intrusive     0<br>proposal would not l<br>visually intrusive  |                              |  |  |  |  |  |
| CULTURAL HERITAGE   | )e                           |  |  |  |  |  |

|     | Pre-Mitigation score  | Comments  | Mitigation | Post Mitigation Score  |
|-----|---|---|------------|--|
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Although not within the<br>site itself there may be<br>potential for improved<br>access to The Pap broch<br>Sch Monument. |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16f | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of   |   |            | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural   |

|     | cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features  |   | heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features   |
|-----|---|---|--|
| 16g | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | Although not within the<br>site itself there may be<br>potential for improved<br>access to The Pap broch<br>Sch Monument. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK29: Lanc<br>Avenue                 | I south and west of Miller | Sheep<br>Wash WK08                                |
|---|----------------------------|---|
| Settlement: Wick                                |                            | FB WK29   |
| Site size (ha): 23.6                            |                            | WK25 WK25 WK25 WK13                               |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A        | On 2 Rifle<br>Range All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |   |  |   |  |  |
|----|--|---|--|---|--|--|
|    | Pre-Mitigation score   | Comments  | Mitigation   | Post Mitigation Score   |  |  |
| 1a | x<br>Not Applicable  | The site imediately<br>adjoins Wick River which<br>is rated as High status. |  | x<br>Not Applicable   |  |  |
| 1b | -<br>Development would<br>have a localised minor<br>negative impact on the<br>water environment<br>and/or medium term<br>which would be difficult<br>to mitigate | Adjoins Wick River  | Appropriate<br>setback from the<br>river bank,<br>connection to public<br>sewer. | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |  |
| 1c | x  |   |  | x   |  |  |

Г

|    | Not Applicable  |  |  | Not Applicable  |  |  |
|----|---|--|--|---|--|--|
|    | CLIMATE CHANGE  |  |  |   |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |  |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   |  |  | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |  |  |
| 3a | -<br>Some of the site<br>(<50%)is within an area<br>of known flooding or<br>within an indicative area<br>of medium to high flood<br>risk  |  | FRA required for some areas of the site.   | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues                                     |  |  |
| 4a | x<br>Not Applicable   |  |  | x<br>Not Applicable   |  |  |
|    |   | BIODIVERSITY, FLORA  |  |   |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score   |  |  |
| 5a | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Site presently overlaps<br>with SSSI   | Appropriate<br>setback from the<br>SSSI - i.e. nothing<br>on the river-side of<br>the path | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
| 5b | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
| 5c | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Site includes part of the<br>Lower Wick River which is<br>a nationally important<br>wetland area with flood<br>plain fen and open water<br>transition fen fringing the<br>banks. | Appropriate<br>development<br>setback from the<br>SSSI.                                    | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
| 5d | -<br>Tree removal   | Site adjoins an area covered by TPO and this   | Appropriate<br>development   | 0<br>Unlikely to be any impact  |  |  |

|    | /afforestation required of<br>non protected woodland.<br>localised and<br>medium/short term   | would need to be<br>protected from any<br>development.                       | setback from area covered by TPO.  | on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal  |
|----|---|--|--|--|
| 5e | -<br>Protected Species<br>present but licence not<br>required due to ability to<br>mitigate   | Protected species are<br>likely to be concentrated<br>around the river bank. | Appropriate<br>setback from the<br>river should assist<br>with lessening the<br>likelihood of<br>disturbance to<br>otters. Path<br>alongside river here<br>probably deters<br>resting/shelter sites<br>being present but<br>due to proximity to<br>SSSI an otter<br>survey will be<br>required | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal   |  |  | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | -<br>development of site<br>would have a minor<br>negative effect on the<br>integrity of a national,<br>local nature<br>conservation<br>designation or<br>Geodiversity site or the<br>qualities for which it has<br>been designated | Riverside area is<br>important also for habitat<br>connectivity              | Appropriate<br>setback from the<br>river should ensure<br>connectivity is<br>maintained.   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | ISTAINABILITY  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc   |  |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road  | Access is unknown  |  | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |

|     | Network   |  |  |  |
|-----|---|--|--|--|
| 7b  | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  | Access is unknown  |  | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |  | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | +<br>development could help<br>sustain existing services  |  |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |  | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R   | ECREATION  |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 10a | +<br>Improves/enhances<br>green network<br>connectivity, existing<br>open space or key<br>access network  | Open space provision in<br>line with the Council's<br>Open Space<br>Supplementary Guidance |  | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | 0<br>There will be no net<br>increase in open space   |  |  | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |  | Connect any new<br>open space to the<br>recreational<br>facilities that exist<br>at the<br>riverside.Connect<br>any new open<br>space to the<br>recreational | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network and<br>or Improved access to<br>open space   |

|     |  |  | facilities that exist  |   |
|-----|--|--|--|---|
|     |  |  | at the riverside.  |   |
| 10d | -<br>Proposal would<br>fragment key access<br>networks or open space<br>and/ or Proposal would<br>have a minor negative<br>impact on the quality of<br>existing open space or<br>access networks | Core path from Miller<br>Avenue to the river side. | Ensure public<br>access to core path<br>is maintained at all<br>stages of<br>development and<br>link new paths to<br>existing to create a<br>more joined up<br>network | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network                       |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |  | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections  | 0<br>Utilises or is in close<br>proximity to existing<br>connections  |
|     |  | WASTE AND NATURAL                                  | RESOURCES  |   |
|     | Pre-Mitigation score   | Comments   | Mitigation   | Post Mitigation Score   |
| 11a | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop<br>existing buildings  |  |  | -<br>Site development would<br>ignore opportunities to<br>make use of brownfield<br>land or redevelop existing<br>buildings |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land  |  |  | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land   |
| 11c | <br>Large-scale use of<br>Greenfield land  |  |  | <br>Large-scale use of<br>Greenfield land   |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings   |  |  | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings        |
| 12a | X<br>not applicable to type or<br>location of development  |  |  | X<br>not applicable to type or<br>location of development   |
| 12b | <br>Will cause a very<br>significant loss of 3.1 or<br>3.2 agricultural land or<br>good quality croft land   | All 3.2 rated land                                 |  | Will cause a very<br>significant loss of 3.1 or<br>3.2 agricultural land or<br>good quality croft land                      |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |

| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources  |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources   |
|-----|--|--|---|---|
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development   |
| 13d | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development   |
|     |  | LANDSCAPI  | E   |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 14a | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on designated<br>landscapes  |  |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on designated<br>landscapes                                     |
| 14b | 0<br>proposal is of a scale or<br>in a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast  |  |   | 0<br>proposal is of a scale or in<br>a location which is<br>unlikely to have any<br>effects on areas with<br>strong qualities of<br>wildness/isolated coast |
| 15a | -<br>Development poorly<br>orientated from key<br>services or similar uses<br>elongates settlement<br>and/or Development<br>segregated from existing<br>settlement by barriers<br>such as road, railway<br>line river etc, which cou | Development to west of<br>Miller Avenue would see<br>the expansion of the<br>settlement boundary. It<br>also has a well<br>established settlement<br>edge, i.e. large dry stone<br>dyke. | Restrict<br>development to<br>area south of Miller<br>Ave only. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape                                      |
| 15b | -<br>proposal would be<br>visually intrusive in<br>wider general scenery   | Visually intrusive from the river side.  | Restrict<br>development to<br>area south of Miller<br>Ave only. | 0<br>proposal would not be<br>visually intrusive  |
|     |  | CULTURAL HERI  | TAGE  |   |
|     | Pre-Mitigation score   | Comments   | Mitigation  | Post Mitigation Score   |
| 16a | X<br>Not applicable to type<br>or location of<br>development   |  |   | X<br>Not applicable to type or<br>location of development   |

| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | No significant issues.<br>There is some potential<br>for buried archaeological<br>remains and mitigation<br>may be required. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
|-----|---|--|--|
| 16c | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |  | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| Site Name: WK32: La<br>Station                  | nd West of Police   | Path  |
|---|---------------------|---|
| Settlement: Wick                                |                     |   |
| Site size (ha): 0.5                             |                     | WK32  |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A | © Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS  |  |            |   |  |  |
|----|---|--|------------|---|--|--|
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |  |
| 1a | x<br>Not Applicable   |  |            | x<br>Not Applicable   |  |  |
| 1b | x<br>Not Applicable   |  |            | x<br>Not Applicable   |  |  |
| 1c | x<br>Not Applicable   | Not at coast   |            | x<br>Not Applicable   |  |  |
|    |   | CLIMATE CHAI   | NGE        |   |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land   |  |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land   |  |  |
| 3a | x<br>Not Applicable   | No ditches, streams,<br>rivers, lochs or the sea on<br>or directly adjacent to the<br>site |            | x<br>Not Applicable   |  |  |
| 4a | x<br>Not Applicable   | Not at coast   |            | x<br>Not Applicable   |  |  |
|    |   | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA  |   |  |  |
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |  |
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Much of the area is vacant brownfield land.  |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |  |  |
| 5b | X<br>N/A no designations<br>apply   |  |            | X<br>N/A no designations apply  |  |  |

|    | 1   |   |   |  |
|----|---|---|---|--|
| 5c | X<br>N/A no designations<br>apply   |   |   | X<br>N/A no designations apply   |
| 5d | X<br>N/A no designations<br>apply   | A line of trees appears to<br>run on the north side,<br>between the site and the<br>river | Safeguard tree line                     | X<br>N/A no designations apply   |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |   |   | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal           |   |   | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    | ·   | SITE DELIVERABILITY/ SU   | JSTAINABILITY                           |  |
|    | Pre-Mitigation score  | Comments  | Mitigation                              | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |   |   | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                             | Possible access issues depending on use   | Road<br>improvements may<br>be required | 0<br>Proposal would be easily<br>accommodated by<br>existing Road Network  |
| 7b | 0<br>Proposal in close<br>proximity to utilise<br>existing connections and<br>access  |   |   | 0<br>Proposal in close<br>proximity to utilise existing<br>connections and access  |
| 8a | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range   |   |   | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops                                     |

|     | of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |   |   | including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
|-----|--|---|---|--|
| 8b  | +<br>development could help<br>sustain existing services   |   |   | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated  |   |   | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site  |   |   | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |  | HUMAN HEALTH AND R  | ECREATION   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space  |   |   | 0<br>Unlikely to have any<br>impact on existing open<br>space  |
| 10b | 0<br>There will be no net<br>increase in open space  |   |   | 0<br>There will be no net<br>increase in open space  |
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |   | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|     |  | WASTE AND NATURAL   | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments  | Mitigation  | Post Mitigation Score  |
| 11a | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or  | The area was previously<br>associated with railway<br>uses. Some areas are<br>now grassland and other |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or  |

|     | existing buildings  | are vacant areas of hard standing.   |   | existing buildings  |
|-----|---|--|---|---|
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site | Likely to be areas of contaminated land.   | Contaminated land<br>survey to be carried<br>out by the<br>developer. | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land   |
| 11c | X<br>No Greenfield Land   |  |   | X<br>No Greenfield Land   |
| 11d | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings   |  |   | ++<br>Significant/large scale<br>redevelopment of<br>brownfield land and/or<br>existing buildings                 |
| 12a | X<br>not applicable to type or<br>location of development   |  |   | X<br>not applicable to type or<br>location of development   |
| 12b | X<br>not applicable to type or<br>location of development   |  |   | X<br>not applicable to type or<br>location of development   |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           |  |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources               |  |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                             |
| 13c | X<br>Not applicable to type<br>or location of<br>development  | No waste management facilities nearby  |   | X<br>Not applicable to type or<br>location of development   |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill                           | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill   |
|     |   | LANDSCAPI  | E   |   |
|     | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score   |
| 14a | X<br>N/A  |  |   | X<br>N/A  |
| 14b | X<br>N/A  |  |   | X<br>N/A  |
| 15a | +<br>Well connected/<br>appears to round off<br>settlement, currently<br>accessible with scope      | Vacant sites which would<br>benefit from being<br>redeveloped.   |   | +<br>Well connected/ appears<br>to round off settlement,<br>currently accessible with<br>scope for further access |

|     | for further access to<br>improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle  |   |   | to improve integration and<br>accessibility by a variety<br>of modes of transport<br>including foot/ cycle   |
|-----|---|---|---|--|
| 15b | 0<br>proposal would not be<br>visually intrusive  |   |   | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI   | TAGE  |  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features               |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16b | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features               | No significant issues,<br>depending the on the<br>nature and scale of<br>proposal.  | A small number of<br>known features are<br>recorded in the<br>area which may<br>require to be<br>avoided. | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |
| 16c | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable<br>better access to the<br>historic environment and<br>or minor enhancement<br>of the setting of a<br>historic buildin | Wick Railway Station is B-<br>Listed and development<br>of the surrounding area<br>would help to improve<br>building's setting. |   | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |

| 16g | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
|-----|--|--|---|
| 16h | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |

| Site Name: WK32: Land                           | West of Police Station | Path  |
|---|------------------------|---|
| Settlement: Wick                                |                        |   |
| Site size (ha): 0.5                             |                        | WK32  |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A    | © Crown copyright.<br>All rights reserved 100023369 |

|    | WATER/DRAINAGE CONSTRAINTS   |   |            |   |
|----|--|---|------------|---|
|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
| 1a | x<br>Not Applicable  | Wick River which is rated as Good   |            | x<br>Not Applicable   |
| 1b | x<br>Not Applicable  | In close proximity to but seperated from Wick River.  |            | x<br>Not Applicable   |
| 1c | x<br>Not Applicable  |   |            | x<br>Not Applicable   |
|    |  |   | NGE        |   |
|    | Pre-Mitigation score   | Comments  | Mitigation | Post Mitigation Score   |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                |   |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                 |
| 3а | 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing flooding<br>issues | Site is not located within<br>an identified flood risk<br>area and there is no<br>history of flooding |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing flooding issues |
| 4a | x<br>Not Applicable  | Not at coast  |            | x<br>Not Applicable   |
|    | BIODIVERSITY, FLORA AND FAUNA  |   |            |   |

|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score  |
|----|---|--|---------------|--|
| 5a | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Cleared brownfield site.<br>Mature woodland to the<br>north which is likely to<br>support wildlife |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5b | X<br>N/A no designations<br>apply   |  |               | X<br>N/A no designations apply   |
| 5c | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | The site is downstream of<br>Lower Wick River SSSI<br>which has wetland<br>interested              |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5d | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5e | 0<br>Unlikely to be any<br>impact on protected<br>species   |  |               | 0<br>Unlikely to be any impact<br>on protected species   |
| 5f | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
| 5g | 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |               | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal        |
|    |   | SITE DELIVERABILITY/ SU  | JSTAINABILITY |  |
|    | Pre-Mitigation score  | Comments   | Mitigation    | Post Mitigation Score  |
| 6a | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide            |  |               | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |

|     | shelter belts etc   |  |                           |  |
|-----|---|--|---------------------------|--|
| 7a  | 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network 0<br>Proposal would be<br>easily accommodated<br>by existing Road<br>Network   |  |                           | #N/A   |
| 7b  | +<br>Opportunity to improve<br>local access issues  | Potential to make better<br>connections between road<br>and rail network |                           | +<br>Opportunity to improve<br>local access issues   |
| 8a  | +<br>Within walking distance<br>to frequent bus services<br>to a range of<br>destinations and a range<br>of small shops including<br>a convenience store.<br>E.g. hairdressers, hot<br>food take away (medium<br>or small service centre),<br>appropriate school<br>capacity and/or<br>development co |  |                           | +<br>Within walking distance to<br>frequent bus services to a<br>range of destinations and<br>a range of small shops<br>including a convenience<br>store. E.g. hairdressers,<br>hot food take away<br>(medium or small service<br>centre), appropriate<br>school capacity and/or<br>development co |
| 8b  | X<br>N/A  |  |                           | X<br>N/A   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |                           | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | 0<br>Public water/waste<br>water and mains<br>connection available on<br>site or within 200m of<br>the site   |  |                           | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND R   | ECREATION                 |  |
|     | Pre-Mitigation score  | Comments   | Mitigation                | Post Mitigation Score  |
| 10a | X<br>Not applicable   |  |                           | X<br>Not applicable  |
| 10b | X<br>Not applicable   |  |                           | X<br>Not applicable  |
| 10c | X<br>Not applicable   |  |                           | X<br>Not applicable  |
| 10d | -<br>Proposal would<br>fragment key access<br>networks or open space  | Highland path record<br>adjoins the north of the<br>site                 | Retain access to the path | 0<br>Utilises or is in close<br>proximity to existing  |

|     | and/ or Proposal would<br>have a minor negative<br>impact on the quality of<br>existing open space or<br>access networks |  |  | connections   |
|-----|--|--|--|---|
| 10e | X<br>Not applicable  |  | X<br>Not applicable                        | X<br>Not applicable   |
|     |  | WASTE AND NATURAL  | RESOURCES                                  |   |
|     | Pre-Mitigation score   | Comments   | Mitigation                                 | Post Mitigation Score   |
| 11a | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings  |  |  | +<br>Minor redevelopment of<br>brownfield land and/or<br>existing buildings           |
| 11b | -<br>Potentially contaminated<br>land or small amount of<br>contaminated soil<br>identified on site                      | Potential contamination<br>due to former railway<br>uses   | Contamination<br>survey may be<br>required | +<br>Will remediate minor<br>contamination or small<br>scale contamination<br>onsite  |
| 11c | X<br>No Greenfield Land  |  |  | X<br>No Greenfield Land   |
| 11d | X<br>No opportunities to<br>make use of brownfield<br>land or remediate<br>contaminated land                             |  |  | X<br>No Greenfield Land   |
| 12a | X<br>not applicable to type or<br>location of development  |  |  | X<br>not applicable to type or<br>location of development                             |
| 12b | X<br>not applicable to type or<br>location of development  |  |  | X<br>not applicable to type or<br>location of development                             |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |  |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |
| 13b | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources                                    |  |  | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources |
| 13c | X<br>Not applicable to type<br>or location of<br>development   | No waste management facilities nearby  |  | X<br>Not applicable to type or<br>location of development                             |
| 13d | O<br>No significant impact on<br>the amount of waste<br>going to landfill  | site is located near waste<br>producers and therefore<br>complies well with ZWP<br>locational criteria |  | O<br>No significant impact on<br>the amount of waste<br>going to landfill             |

|     |   | LANDSCAPI   | <b>-</b>  |  |
|-----|---|---|---|--|
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 14a | X<br>N/A  |   |   | X<br>N/A   |
| 14b | X<br>N/A  |   |   | X<br>N/A   |
| 15a | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Brownfield site which<br>adjoins the railway line.<br>The site is well screened<br>and development would fit<br>well within the landscape |   | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b | 0<br>proposal would not be<br>visually intrusive  |   |   | 0<br>proposal would not be<br>visually intrusive   |
|     |   | CULTURAL HERI   | TAGE  | •  |
|     | Pre-Mitigation score  | Comments  | Mitigation  | Post Mitigation Score  |
| 16a | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16b | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16c | -<br>Development of site<br>would have a minor<br>negative impact on a<br>cultural heritage<br>designation's wider<br>setting   | Site adjoins Wick Rail<br>Station which is B-Listed   | Ensure appropriate<br>layout and design<br>in terms of the<br>setting of the listed<br>building | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16d | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |

| 16f | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
|-----|--|--|---|
| 16g | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |
| 16h | X<br>Not applicable to type<br>or location of<br>development |  | X<br>Not applicable to type or<br>location of development |

| Site Name: WK35: Land<br>Staxigoe               | I surrounding Elzy Road, | Vorbras John State |
|---|--------------------------|--|
| Settlement: Wick                                |                          | Sound Skerry   |
| Site size (ha): 6.6                             |                          | Scheel<br>WK35<br>WK35<br>WK35   |
| Preferred for<br>development: Non-<br>preferred | Preferred uses: N/A      | War Meni<br>21m Bour Crown copyright.<br>All rights reserved 100023369   |

|    | WATER/DRAINAGE CONSTRAINTS  |  |            |   |  |
|----|---|--|------------|---|--|
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |
| 1a | x<br>Not Applicable   | Noss Head to Halberry<br>Head is rated as High                                 |            | x<br>Not Applicable   |  |
| 1b | 0<br>Development is unlikely<br>to have any significant<br>effects on any water<br>bodies or water supply<br>source | Small ditch on the northern boundary which is unlikely to be affected.         |            | 0<br>Development is unlikely to<br>have any significant<br>effects on any water<br>bodies or water supply<br>source |  |
| 1c | x<br>Not Applicable   |  |            | x<br>Not Applicable   |  |
|    |   | CLIMATE CHAN   | NGE        |   |  |
|    | Pre-Mitigation score  | Comments   | Mitigation | Post Mitigation Score   |  |
| 2a | 0<br>Small scale proposal 1-<br>49 houses or less than<br>2ha of<br>employment/industrial<br>land                   |  |            | 0<br>Small scale proposal 1-49<br>houses or less than 2ha<br>of employment/industrial<br>land                       |  |
| За | 0<br>Due to scale or type of<br>proposal there is   | Site is not located within<br>an identified flood risk<br>area and there is no |            | 0<br>Due to scale or type of<br>proposal there is unlikely  |  |

| unlikely to be any impact<br>on existing flooding<br>issues  | history of flooding  |            | to be any impact on existing flooding issues  |
|--|--|------------|---|
| 4a 0<br>Due to scale or type of<br>proposal there is<br>unlikely to be any impact<br>on existing Coastal<br>erosion issues                           | Do not immediatelty<br>adjoin the coast  |            | 0<br>Due to scale or type of<br>proposal there is unlikely<br>to be any impact on<br>existing Coastal erosion<br>issues                           |
|  | <b>BIODIVERSITY, FLORA</b>   | AND FAUNA  |   |
| Pre-Mitigation score   | Comments   | Mitigation | Post Mitigation Score   |
| 5a 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal | Limited ecological value<br>due to proximity to<br>existing development and<br>former agricultural land<br>with no signifcant<br>features. |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5b X<br>N/A no designations<br>apply   |  |            | X<br>N/A no designations apply  |
| 5c X<br>N/A no designations<br>apply   |  |            | X<br>N/A no designations apply  |
| 5d 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5e 0<br>Unlikely to be any<br>impact on protected<br>species   |  |            | 0<br>Unlikely to be any impact<br>on protected species  |
| 5f 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| 5g 0<br>Unlikely to be any<br>impact on national or<br>local conservation<br>(including Geodiversity)<br>sites due to nature or<br>scale of proposal |  |            | 0<br>Unlikely to be any impact<br>on national or local<br>conservation (including<br>Geodiversity) sites due to<br>nature or scale of<br>proposal |
| SITE DELIVERABILITY/ SUSTAINABILITY  |  |            |   |

|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
|-----|---|--|--|--|
| 6a  | 0<br>Partially sheltered sited<br>by topography or<br>vegetation. East or west<br>facing slope or flat site.<br>Opportunity to provide<br>shelter belts etc |  |  | 0<br>Partially sheltered sited by<br>topography or vegetation.<br>East or west facing slope<br>or flat site. Opportunity to<br>provide shelter belts etc |
| 7a  | -<br>Proposal will put existing<br>road network under<br>strain -<br>Proposal will put existing<br>road network under<br>strain                             | Access issues to road network  |  | ??<br>Unknown  |
| 7b  | -<br>Limited opportunity/<br>large amount of work to<br>connect with existing<br>road network and/or -<br>Constraint to access<br>that can be mitigated     | Access issues to road network  |  | ??<br>Unknown  |
| 8a  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections  |  |  | 0<br>Proposal within<br>reasonable distance to<br>limited local<br>services/transport<br>connections   |
| 8b  | +<br>development could help<br>sustain existing services  |  |  | +<br>development could help<br>sustain existing services   |
| 9a  | 0<br>Potential minor<br>constraint that can be<br>mitigated   |  |  | 0<br>Potential minor constraint<br>that can be mitigated   |
| 9b  | -<br>Connection not available<br>to the network but one<br>may be viable  | Scottish Water note that<br>there is only waste water<br>capacity for 10 housing<br>units. | Limit development<br>until additional<br>waste water<br>capacity is<br>available.            | 0<br>Public water/waste water<br>and mains connection<br>available on site or within<br>200m of the site   |
|     |   | HUMAN HEALTH AND F   | RECREATION   |  |
|     | Pre-Mitigation score  | Comments   | Mitigation   | Post Mitigation Score  |
| 10a | 0<br>Unlikely to have any<br>impact on existing open<br>space   |  | In line with Open<br>Space in New<br>Residential<br>Development<br>Supplementary<br>Guidance | +<br>Improves/enhances green<br>network connectivity,<br>existing open space or<br>key access network  |
| 10b | 0<br>There will be no net   |  | The indicative masterplan shows  | +<br>Small scale increase in   |

|     | increase in open space   |                             | two areas of<br>openspace which<br>would be created.                    | open space   |
|-----|--|-----------------------------|---|--|
| 10c | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                             |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10d | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                             |   | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
| 10e | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |                             | 0<br>Utilises or is in<br>close proximity to<br>existing<br>connections | 0<br>Utilises or is in close<br>proximity to existing<br>connections   |
|     |  | WASTE AND NATURAL           | RESOURCES   |  |
|     | Pre-Mitigation score   | Comments                    | Mitigation  | Post Mitigation Score  |
| 11a | 0<br>Scale or type of<br>proposal unlikely to<br>effect brownfield land  |                             |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>brownfield land  |
| 11b | 0<br>Scale or type of<br>proposal unlikely to<br>effect contaminated land  |                             |   | 0<br>Scale or type of proposal<br>unlikely to effect<br>contaminated land  |
| 11c | -<br>Small scale use of<br>greenfield land   |                             |   | -<br>Small scale use of<br>greenfield land   |
| 11d | 0<br>Scale or type of<br>proposal unlikely to<br>effect existing<br>brownfield land or<br>vacant and derelict<br>buildings |                             |   | 0<br>Scale or type of proposal<br>unlikely to effect existing<br>brownfield land or vacant<br>and derelict buildings |
| 12a | X<br>not applicable to type or<br>location of development  |                             |   | X<br>not applicable to type or<br>location of development  |
| 12b | 0<br>Scale or type of<br>proposal unlikely to<br>effect on soil or croft<br>land   | 4.1 rated agricultural land |   | 0<br>Scale or type of proposal<br>unlikely to effect on soil or<br>croft land  |
| 13a | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |                             |   | O<br>No significant impact on<br>the amount of waste<br>going to landfill  |

| 13b<br>13c<br>13d | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources<br>X<br>Not applicable to type<br>or location of<br>development<br>O  | No waste management<br>facilities nearby<br>site is located near waste   |   | O<br>Unlikely to have any<br>significant impact on<br>demand for natural<br>resources<br>X<br>Not applicable to type or<br>location of development   |
|-------------------|---|--|---|--|
|                   | No significant impact on<br>the amount of waste<br>going to landfill  | producers and therefore<br>complies well with ZWP<br>locational criteria   |   | No significant impact on<br>the amount of waste<br>going to landfill   |
|                   |   | LANDSCAPI  | Ξ   |  |
|                   | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 14a               | X<br>N/A  |  |   | X<br>N/A   |
| 14b               | X<br>N/A  |  |   | X<br>N/A   |
| 15a               | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape  | Well connected to the<br>main area of Staxigoe.<br>Would help to balance<br>development between<br>Elzy Road which runs<br>through Staxigoe. | If designed in a grid<br>format with houses<br>which reflect the<br>Caithness<br>vernauclar it could<br>be an improvement<br>to the area. | 0<br>Due to scale, type or<br>situation, proposal will<br>have no impact or very<br>minimal impact on the<br>landscape   |
| 15b               | 0<br>proposal would not be<br>visually intrusive  | Well connected to the<br>main area of Staxigoe.<br>Would help to balance<br>development between<br>Elzy Road which runs<br>through Staxigoe. | If designed in a grid<br>format with houses<br>which reflect the<br>Caithness<br>vernauclar it could<br>be an improvement<br>to the area. | 0<br>proposal would not be<br>visually intrusive   |
|                   |   | CULTURAL HERI  | TAGE  |  |
|                   | Pre-Mitigation score  | Comments   | Mitigation  | Post Mitigation Score  |
| 16a               | X<br>Not applicable to type<br>or location of<br>development  |  |   | X<br>Not applicable to type or<br>location of development  |
| 16b               | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |  |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features |

| 16c | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features | The site is adjacent to<br>Staxigoe Grain Store (B-<br>Listed). | Development which<br>complements<br>Staxigoe Grain<br>Store (B-Listed)<br>could be an<br>improvement. | +<br>Renovation/regeneration<br>of historic buildings lying<br>empty/ at risk + and or<br>proposal will enable better<br>access to the historic<br>environment and or minor<br>enhancement of the<br>setting of a historic buildin |
|-----|---|---|---|--|
| 16d | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16e | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16f | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16g | X<br>Not applicable to type<br>or location of<br>development  |   |   | X<br>Not applicable to type or<br>location of development  |
| 16h | O<br>Development can be<br>brought forward without<br>altering important<br>aspects of the setting of<br>cultural heritage sites<br>and/or Development will<br>maintain the setting of<br>cultural heritage<br>features |   |   | O<br>Development can be<br>brought forward without<br>altering important aspects<br>of the setting of cultural<br>heritage sites and/or<br>Development will maintain<br>the setting of cultural<br>heritage features               |