

LOCAL PROPOSAL PLAN: SITE ASSESSMENT and SEA CHECKLIST

-Site Name:		Origin:
Settlement:	GIS Site Reference:	
OS Grid Ref:	Site size (ha):	MIR Status:
Proposed Use:		
<p>Site History (Including any previous planning applications and any existing local plans and proposals?)</p>		
<p>Outside Settlement Boundary? Yes/ No.</p>		

Insert Location Plan

Insert Photographs if available

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	Water/Drainage constraints	SEA Topic	Sources of info	Pre-Mitigation score	Justification	Mitigation	Post Mitigation Score
1a	To what extent will the proposal affect existing pressures on the water environment as identified in the Scotland River Basin Management Plan or may have an affect on the actions being carried out by the North Highland Area Advisory Group??	water	Scotland's River Basin management plan RBMP Interactive Map http://gis.sepa.org.uk/rbmp/	<p>-- Development would have a significant negative impact on one or more water bodies identified in RBMP.</p> <p>- Development would have a minor negative impact one or more water bodies identified in RBMP.</p> <p>0= Development is unlikely to have any significant effects on any water bodies or water supply source</p> <p>+ development will have a small or local scale positive impact on water quality or water supply</p> <p>++development will have a significant or widespread positive impact on water quality or water supply</p> <p>??= Unknown</p>			<p>-- Development would have a significant negative impact on one or more water bodies identified in RBMP.</p> <p>- Development would have a minor negative impact one or more water bodies identified in RBMP.</p> <p>0= Development is unlikely to have any significant effects on any water bodies or water supply source</p> <p>+ development will have a small or local scale positive impact on water quality or water supply</p> <p>++development will have a significant or widespread positive impact on water quality or water supply</p> <p>??= Unknown</p> <p>x-Not applicable</p>

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				x-Not applicable			
1b	To what extent will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts? Eg Forestry, culverts	water	GIS Site information identify non RBMP water bodies Site visit	<p>--Development would have a widespread negative impact on the water environment and/or long term impact which mitigation can not address</p> <p>-Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate</p> <p>0= Development is unlikely to have any significant effects on any water bodies or water supply source</p> <p>+ development will have a small or local scale positive impact on water quality or water supply</p> <p>++development will have a significant or widespread positive impact on water quality or water supply</p> <p>??= Unknown</p> <p>x-Not applicable</p>			<p>--Development would have a widespread negative impact on the water environment and/or long term impact which mitigation can not address</p> <p>-Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate</p> <p>0= Development is unlikely to have any significant effects on any water bodies or water supply source</p> <p>+ development will have a small or local scale positive impact on water quality or water supply</p> <p>++development will have a significant or widespread positive impact on water quality or water supply</p> <p>??= Unknown</p> <p>x-Not applicable</p>

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1c	To what extent could the proposal affect existing water supplies within 250 m of the development ?	water	Awaiting info from environmental health	<p>--Development would have a widespread negative impact on the water environment and/or long term impact which mitigation can not address</p> <p>-Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate</p> <p>0= Development is unlikely to have any significant effects on any water bodies or water supply source</p> <p>+ development will have a small or local scale positive impact on water quality or water supply</p> <p>++development will have a significant or widespread positive impact on water quality or water supply</p> <p>??= Unknown</p> <p>x-Not applicable</p>			<p>--Development would have a widespread negative impact on the water environment and/or long term impact which mitigation can not address</p> <p>-Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate</p> <p>0= Development is unlikely to have any significant effects on any water bodies or water supply source</p> <p>+ development will have a small or local scale positive impact on water quality or water supply</p> <p>++development will have a significant or widespread positive impact on water quality or water supply</p> <p>??= Unknown</p> <p>x-Not applicable</p>

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	Climate Change	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
2a	What is the site overall impact in terms of carbon emissions?	Climatic factors	<p>Low Carbon Scotland</p> <p>Site information</p> <p>HwLDP</p> <p>Policy 28 and 72</p> <p>Highland Wide Local Development Plan</p>	<p>-- 500+ houses or 20ha + of industrial or employment land. Proposal is significantly far from existing centres population or similar uses</p> <p>-- Proposal will cause a significant increase in use of private car (Co2 emissions)</p> <p>-development 50-499 houses or 3-19ha of employment/industrial land</p> <p>- Proposal is far from existing centres of population and/ or similar uses</p> <p>- Proposal will cause a minor increase in use of private car</p> <p>O= Small scale proposal 1-49 houses or less than 2ha of employment/industrial land</p> <p>O= Proposal located close to existing centres of</p>			<p>-- 500+ houses or 20ha + of industrial or employment land. Proposal is significantly far from existing centres population or similar uses</p> <p>-- Proposal will cause a significant increase in use of private car (Co2 emissions)</p> <p>- development 50-499 houses or 3-19ha of employment/industrial land</p> <p>- Proposal is far from existing centres of population and/ or similar uses</p> <p>- Proposal will cause a minor increase in use of private car</p> <p>O= Small Scale proposal 1-49 houses or less than 2ha of employment/industrial land</p> <p>O= Proposal located close to existing centres of population and/or similar uses</p> <p>O= Type of proposal is</p>

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				<p>population and/or similar uses</p> <p>O= Type of proposal is unlikely to have any significant impact on CO2 emissions/ increased car travel</p> <p>+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport</p> <p>++ Proposal for footpath, cycleway or open space that will encourage a significant reduction in use of private car</p>			<p>unlikely to have any significant impact on CO2 emissions/ increased car travel</p> <p>+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport</p> <p>++ Proposal for footpath, cycleway or open space that will encourage a significant reduction in use of private car</p>
3a	<p>Flood Risk</p> <p>To what extent is the proposal likely to be affected or have a</p>	<p>Water and climatic factors</p>	<p>GIS (remember to use most up to date layer Jan 2014)</p>	<p>-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk</p> <p>- Some of the site (<50%) is within an area of known</p>			<p>-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk</p> <p>- Some of the site (<50%) is within an area of known</p>

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	significant impact on flood risk?		Site info SEPA Site visit	<p>flooding or within an indicative area of medium to high flood risk</p> <p>0=Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues</p> <p>+ Provision of SUDS or flood management plan could address local flooding issues</p> <p>++ Provision of SUDS or Flood management Plan could address widespread flooding issues</p> <p>??= Unknown</p> <p>X=Not applicable</p>			<p>flooding or within an indicative area of medium to high flood risk</p> <p>0=Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues</p> <p>+ Provision of SUDS or flood management plan could address local flooding issues</p> <p>++ Provision of SUDS or Flood management Plan could address widespread flooding issues</p> <p>??= Unknown</p> <p>X=Not applicable</p>
4a	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	Water and climatic factors	<p>GIS(remember to use Jan 2014 layer)</p> <p>Site info SEPA</p> <p>A guide to managing coastal erosion in beach/du</p>	<p>-- The site is in an area of significant coastal erosion and/ or Will have a significantly negative impact on coastal erosion</p> <p>- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion</p> <p>0=Due to scale or type of proposal there is unlikely to be any impact on existing</p>			<p>-- The site is in an area of significant coastal erosion and/ or Will have a significantly negative impact on coastal erosion</p> <p>- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion</p> <p>0=Due to scale or type of proposal there is unlikely to be any impact on existing</p>

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			<p>ne systems, SNH(see map)</p> <p>http://www.snh.org.uk/publications/online/heritagemanagement/erosion/images/fig-1.gif</p> <p>Site visit</p>	<p>Coastal erosion issues</p> <p>+ Proposal includes mitigation to address local erosion issues</p> <p>++ Proposal includes mitigation that will address widespread erosion issues</p> <p>??=Unknown</p> <p>X=not applicable, not in an area of coastal erosion</p>			<p>Coastal erosion issues</p> <p>+ Proposal includes mitigation to address local erosion issues</p> <p>++ Proposal includes mitigation that will address widespread erosion issues</p> <p>??=Unknown</p> <p>X=not applicable, not in an area of coastal erosion</p>
	Biodiversity, Flora and Fauna	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on biodiversity, flora and fauna interests?	Bio flora and fauna	<p>GIS</p> <p>Scottish Biodiversity Forum</p> <p>http://www.biodiversityscotland.gov.uk/</p> <p>Consult environment team</p>	<p>-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>-= development of site would have a minor negative effect on the integrity of a national, local</p>			<p>-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>-= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or</p>

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			<p>and SNH SNH site link http://gateway.snh.gov.uk/site-link/</p>	<p>nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ = proposal will help safeguard a national, local conservation or geodiversity site</p> <p>++=Proposal will improve connectivity between local, national conservation or geodiversity sites</p> <p>site</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>			<p>Geodiversity site or the qualities for which it has been designated</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ = proposal will help safeguard a national, local conservation or geodiversity site</p> <p>++=Proposal will improve connectivity between local, national conservation or geodiversity sites</p> <p>site</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>
5b	International designation – e.g. SAC/SPA	Bio flora and fauna	<p>GIS SNH site link details about why site is designate</p>	<p>--= development of site would have a likely significantly negative effect on a Natura 2000 site</p> <p>-= development of the site would have a minor</p>			<p>--= development of site would have a likely significantly negative effect on a Natura 2000 site</p> <p>-= development of the site would have a minor negative</p>

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			<p>d http://gateway.snh.gov.uk/site-link/</p>	<p>negative effect on a Natura 2000 site</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+= proposal will contribute to a minor improve the quality of a Natura 2000</p> <p>++=Proposal will improve connectivity between local, national conservation or geodiversity sites</p> <p>++= Proposal will significantly improve the quality of a Natura 2000 site</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>			<p>effect on a Natura 2000 site</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+= proposal will contribute to a minor improve the quality of a Natura 2000</p> <p>++=Proposal will improve connectivity between local, national conservation or geodiversity sites</p> <p>++= Proposal will significantly improve the quality of a Natura 2000 site</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>
5c	Other designation – e.g. SSSI, NNR, and locally important designations	Bio flora and fauna	<p>GIS SNH site link details about why site is designated</p>	<p>-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been</p>			<p>-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p>

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	such as LNRs and LNCS		http://gateway.snh.gov.uk/site/link/	<p>designated</p> <p>--= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ = proposal will help safeguard a national, local conservation or geodiversity site</p> <p>++=proposal will significantly help safeguard a national, local conservation or geodiversity site</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>			<p>--= development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ = proposal will help safeguard a national, local conservation or geodiversity site</p> <p>++=proposal will significantly help safeguard a national, local conservation or geodiversity site</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>
5d	Non designated –	Bio flora and	GIS	--=development of site would require loss of			--=development of site would require loss of

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	e.g. trees, woodland, (especially woodlands in the inventory of Ancient, Semi Natural and Long Established Plantation Woodlands), species rich grasslands	fauna	SNH Trees and Woodland Info and resources http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/woodlands/	<p>Ancient woodland inventoried woodland or Significant Tree removal</p> <p>--= Tree removal /afforestation required of non protected woodland</p> <p>--=localised and medium/short term</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ =Proposal will protect Ancient Inventoried woodland</p> <p>++=Proposal will offer significant protection to Ancient Inventoried woodland</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>			<p>Ancient woodland inventoried woodland or Significant Tree removal</p> <p>--= Tree removal /afforestation required of non protected woodland</p> <p>--=localised and medium/short term</p> <p>0=Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal</p> <p>+ =Proposal will protect Ancient Inventoried woodland</p> <p>++=Proposal will offer significant protection to Ancient Inventoried woodland</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>
5e	Protected Species affected? – e.g. bats,	Bio flora and fauna	SNH site link details	<p>--=A protected species licence will require to be obtained in order for</p>			<p>--=A protected species licence will require to be obtained in order for</p>

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	otters, etc		<p>about protected species</p> <p>http://gateway.snh.gov.uk/site/link/</p>	<p>development to proceed</p> <p>--=Widespread and long</p> <p>--=Protected Species present but licence not required due to ability to mitigate</p> <p>0=Unlikely to be any impact on protected species</p> <p>+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>++ Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>			<p>development to proceed</p> <p>--=Protected Species present but licence not required due to ability to mitigate</p> <p>0=Unlikely to be any impact on protected species</p> <p>+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>++ Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>
5f	Are there any local geodiversity sites or wider		<p>Environment Team</p> <p>Scottish geodiversity</p>	<p>-- =development of site would have a significant negative effect on the integrity of a national, local nature conservation</p>			<p>would have a significant negative effect on the integrity of a national, local nature conservation</p>

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	<p>geodiversity interests that could be affected by the proposal?</p>		<p>y forum http://scottishgeodiversityforum.org/charters/ Northwest Highlands Geopark http://www.northwest-highlands-geopark.org.uk/</p>	<p>designation or Geodiversity site or the qualities for which it has been designated -= development of site would have a minor negative effect on the integrity of a national, local nature 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 += proposal will help safeguard a national, local conservation or geodiversity site ++=Proposal will improve connectivity between local, national conservation or geodiversity sites X= N/A no designations apply ??= Unknown</p>			<p>designation or Geodiversity site or the qualities for which it has been designated -= development of site would have a minor negative effect on the integrity of a national, local nature 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 += proposal will help safeguard a national, local conservation or geodiversity site ++=Proposal will improve connectivity between local, national conservation or geodiversity sites X= N/A no designations apply ??= Unknown</p>
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5g	How will habit connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	Bio flora and fauna	<p>SNH site link details about protected species/habitat</p> <p>http://gateway.snh.gov.uk/site/link/</p> <p>JNCC, info about BAPs</p> <p>http://jncc.defra.gov.uk/page-5718</p> <p>Scottish Biodiversity Forum</p> <p>http://www.biodiversityscotland.gov.uk/</p>	<p>-- Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat</p> <p>- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat</p> <p>0=Unlikely to be any impact on habitat connectivity</p> <p>+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>++ Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>			<p>-- Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat</p> <p>- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat</p> <p>0=Unlikely to be any impact on habitat connectivity</p> <p>+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>++ Proposal would lead to a significant enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat</p> <p>X= N/A no designations apply</p> <p>??= Unknown</p>
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	Site Deliverability / Sustainability.	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
6a	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain Significant slope / changes in level?	Climatic factors	<p>HwLDP http://www.highland.gov.uk/yourevironment/planning/developmentplans/HighlandWideLocalDevelopmentPlan.htm</p> <p>HwLDP Sustainable design sup guidance</p> <p>Site visit</p> <p>Site info</p>	<p>-- Very exposed, with no shelter from landscape or vegetation, north facing slope or over shadowed site</p> <p>- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site</p> <p>0= Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc</p> <p>+ Minor sheltered by topography and vegetation south west or south east facing gradual slope</p> <p>++ Sheltered by topography and vegetation, south facing, gradual slope</p>			<p>-- Very exposed, with no shelter from landscape or vegetation, north facing slope or over shadowed site</p> <p>- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site</p> <p>0= Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc</p> <p>+ Minor sheltered by topography and vegetation south west or south east facing gradual slope</p> <p>++ Sheltered by topography and vegetation, south facing, gradual slope</p>

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				X=N/A No development proposed ??= Unknown			X=N/A No development proposed ??= Unknown
7a	Road network capable of accommodating traffic generated?		GIS TECS	-- No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated - Proposal will put existing road network under strain O= Proposal would be easily accommodated by existing Road Network + Proposal would not generate traffic or require a connection ++ Proposal would improve capacity on existing road network X= no vehicular access required ??=Unknown			-- No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated - Proposal will put existing road network under strain O= Proposal would be easily accommodated by existing Road Network + Proposal would not generate traffic or require a connection ++ Proposal would improve capacity on existing road network X= no vehicular access required ??=Unknown
7b	Are there any access constraints or		Site visit Site info TECs	-- No opportunity to connect to existing road network and/ or Significantly constrained			-- No opportunity to connect to existing road network and/ or Significantly constrained access to the

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	opportunities ?			<p>access to the site</p> <p>- Limited opportunity/ large amount of work to connect with existing road network and/or -Constraint to access that can be mitigated</p> <p>0= Proposal in close proximity to utilise existing connections and access</p> <p>+Opportunity to improve local access issues</p> <p>++Opportunity to significantly improve widespread access issues</p> <p>X= no vehicular access required</p> <p>??=Unknown</p>			<p>site</p> <p>- Limited opportunity/ large amount of work to connect with existing road network and/or -Constraint to access that can be mitigated</p> <p>0= Proposal in close proximity to utilise existing connections and access</p> <p>+Opportunity to improve local access issues</p> <p>++Opportunity to significantly improve widespread access issues</p> <p>X= no vehicular access required</p> <p>??=Unknown</p>
8a	<p>Is the site close to a range of facilities? Can these be accessed by public transport?</p>	<p>Climatic factors and human health</p>	<p>GIS Site visit</p>	<p>-- Not within walking distance of any transport connections or services with no scope for future connections</p> <p>- Development would be insufficient to sustain existing services or would put strain on existing services e.g. primary schools</p>			<p>-- Not within walking distance of any transport connections or services with no scope for future connections</p> <p>- Development would be insufficient to sustain existing services or would put strain on existing services e.g. primary schools</p>

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			<p>And/or</p> <p>Within walking distance to a public transport connection or service</p> <p>0=Proposal within reasonable distance to limited local services/transport connections</p> <p>+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development could help sustain existing services</p> <p>++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school,</p>			<p>And/or</p> <p>Within walking distance to a public transport connection or service</p> <p>0=Proposal within reasonable distance to limited local services/transport connections</p> <p>+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development could help sustain existing services</p> <p>++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school,</p>
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				<p>railway station and bus services. And/ or Development will make a significant contribution to sustaining local services</p> <p>X=N/A ??=Unknown</p>			<p>railway station and bus services. And/ or Development will make a significant contribution to sustaining local services</p> <p>X=N/A ??=Unknown</p>
8b	<p>Education capacity - Secondary School Catchment Area/ Primary school catchment area</p>	<p>Population and human health or material assets</p>	<p>GIS (catchment area) School roll forecasts http://www.highland.gov.uk/yourcouncil/highlandfactsandfigures/schoolrollforecasts.htm NB: forecasts are done by secondary school so</p>	<p>-- Not within walking distance of any transport connections or services with no scope for future connections</p> <p>- Development would be insufficient to sustain existing services or would put strain on existing services e.g. primary schools</p> <p>0= appropriate school capacity + development could help sustain existing services</p> <p>++ Development will make a significant contribution to sustaining local services</p> <p>X=N/A</p>			<p>-- Not within walking distance of any transport connections or services with no scope for future connections</p> <p>- Development would be insufficient to sustain existing services or would put strain on existing services e.g. primary schools</p> <p>0= appropriate school capacity + development could help sustain existing services</p> <p>++ Development will make a significant contribution to sustaining local services</p> <p>X=N/A ??=Unknown</p>

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			if looking for primary school need to no which secondary it feeds into to get info	??=Unknown			
9a	Electricity pylons? Pipelines Bad Neighbours eg. Quarries, Windfarms, landfill etc	Material assets	GIS Site info Site Visit	-- Significant servicing constraints such as overhead lines, or pipe lines that can not or would be very costly to mitigate And/ or Significant "bad neighbour" constraints such as a wind farm or quarry within or very close proximity to the site, that would be incongruous to the development and would cause significant disturbance - Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor			-- Significant servicing constraints such as overhead lines, or pipe lines that can not or would be very costly to mitigate And/ or Significant "bad neighbour" constraints such as a wind farm or quarry within or very close proximity to the site, that would be incongruous to the development and would cause significant disturbance - Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance

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				<p>disturbance</p> <p>0=Potential minor constraint that can be mitigated</p> <p>+ Scale of the proposal will address some localised constraints</p> <p>++ Scale of the proposal means that widespread servicing constraints will be addressed</p> <p>?? – unknown</p> <p>X – the site use proposed does not require a connection</p>			<p>0=Potential minor constraint that can be mitigated</p> <p>+ Scale of the proposal will address some localised constraints</p> <p>++ Scale of the proposal means that widespread servicing constraints will be addressed</p> <p>?? – unknown</p> <p>X – the site use proposed does not require a connection</p>
9b	What level of work would be required to connect to a public water supply and waste drainage system?	Water/ material assets	<p>Site info</p> <p>GIS</p> <p>Scottish Water</p> <p>Asset Capacity Search tool (need full post code or easting/no rthing info) links</p>	<p>-- No viable connection to the water and/or waste water network and/or mains electricity</p> <p>- Connection not available to the network but one may be viable</p> <p>0=Public water/waste water and mains connection available on site or within 200m of the site</p> <p>+proposal will contribute a minor improvement to</p>			<p>-- No viable connection to the water and/or waste water network and/or mains electricity</p> <p>- Connection not available to the network but one may be viable</p> <p>0=Public water/waste water and mains connection available on site or within 200m of the site</p> <p>+proposal will contribute a minor improvement to</p>

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			<p>to Asset Capacity and Development Plan</p> <p>http://www.scottishwater.co.uk/business/our-services/new-connections/asset-capacity-search</p>	<p>public drainage or sewerage issues</p> <p>++ Scale of the proposal means that widespread drainage and sewerage issues will be addressed</p> <p>?? – it is unknown whether a connection will be available</p> <p>X – the site use proposed does not require a connection</p>			<p>public drainage or sewerage issues</p> <p>++ Scale of the proposal means that widespread drainage and sewerage issues will be addressed</p> <p>?? – it is unknown whether a connection will be available</p> <p>X – the site use proposed does not require a connection</p>
	Human Health and recreation	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
10a	To what extent will the proposal affect the quality of open space		<p>GIS</p> <p>HwLDP</p> <p>Policy 74 and 75</p> <p>Greenspace Scotland</p> <p>http://www.greenspace.scot.nhs.uk</p>	<p>-- Proposal would have a significant negative impact on quality of open space or access networks</p> <p>- Proposal would have a minor negative impact on the quality of existing open space or access networks</p>			<p>-- Proposal would have a significant negative impact on quality of open space or access networks</p> <p>- Proposal would have a minor negative impact on the quality of existing open space or access networks</p>

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			acescotland.org.uk/audits-and-strategies.aspx Green networks http://www.snh.gov.uk/land-and-sea/managing-the-land/spatial-ecology/types-of-network/green-networks/	<p>0 Unlikely to have any impact on existing open space</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network</p> <p>++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space</p> <p>X= Not applicable</p> <p>??=Unknown</p>			<p>0 Unlikely to have any impact on existing open space</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network</p> <p>++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space</p> <p>X= Not applicable</p> <p>??=Unknown</p>
10b	To what extent will the proposal affect the quantity of open space Increase ? Decrease?		<p>GIS</p> <p>Access layers</p> <p>HwLDP</p> <p>Policy 74 and 75</p> <p>Greenspace Scotland</p>	<p>-- Proposal would result in significant loss of open space or access networks</p> <p>- Proposal would result in minor loss in open space</p> <p>0 There will be no net increase in open space</p> <p>+Small scale increase in</p>			<p>-- Proposal would result in significant loss of open space or access networks</p> <p>- Proposal would result in minor loss in open space</p> <p>0 There will be no net increase in open space</p> <p>+Small scale increase in</p>

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			http://www.greenspacescotland.org.uk/audits-and-strategies.aspx http://www.snh.gov.uk/land-and-sea/managing-the-land/spatial-ecology/types-of-network/green-networks/	<p>open space</p> <p>++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space</p> <p>X= Not applicable</p> <p>??=Unknown</p>			<p>open space</p> <p>++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space</p> <p>X= Not applicable</p> <p>??=Unknown</p>
10c	To what extent will the proposal affect the connectivity of open space?		<p>GIS</p> <p>HwLDP</p> <p>Policy 74 and 75</p> <p>Greenspace Scotland</p>	<p>-- The proposal would have a significant negative impact on connectivity of open space and/or Proposal is far removed from access to open space/ access networks or there and or there is no scope to create</p>			<p>-- The proposal would have a significant negative impact on connectivity of open space and/or Proposal is far removed from access to open space/ access networks or there and or there is no scope to create</p>

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			http://www.greenspacescotland.org.uk/audits-and-strategies.aspx Green networks http://www.snh.gov.uk/land-and-sea/managing-the-land/spatial-ecology/types-of-network/green-networks/	<p>open space as part of the proposal</p> <p>- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks</p> <p>0 Utilises or is in close proximity to existing connections</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space</p> <p>++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space</p> <p>X= Not applicable</p> <p>??=Unknown</p>			<p>open space as part of the proposal</p> <p>- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks</p> <p>0 Utilises or is in close proximity to existing connections</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space</p> <p>++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space</p> <p>X= Not applicable</p> <p>??=Unknown</p>
10d	To what extent will	Population and	GIS Core Path	-- Proposal would result in significant loss of open			-- Proposal would result in significant loss of open

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	the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Human health or material assets	Team http://www.highland.gov.uk/leisureandtourism/what-to-see/countysideaccess/corepaths/plans.htm	<p>space or access networks and or Proposal would have a significant negative impact on quality of open space or access networks</p> <p>- Proposal would fragment key access networks or open space and/ or Proposal would have a minor negative impact on the quality of existing open space or access networks</p> <p>0 Utilises or is in close proximity to existing connections</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network</p> <p>++ Creates new open space, new access network or makes significant contribution to green network</p> <p>X= Not applicable</p> <p>??=Unknown</p>			<p>space or access networks and or Proposal would have a significant negative impact on quality of open space or access networks</p> <p>- Proposal would fragment key access networks or open space and /or Proposal would have a minor negative impact on the quality of existing open space or access networks</p> <p>0 Utilises or is in close proximity to existing connections</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network</p> <p>++ Creates new open space, new access network or makes significant contribution to green network</p> <p>X= Not applicable</p> <p>??=Unknown</p>
10e	To what extent will		GIS HwLDP	-- Proposal is far removed from access to open space/			-- Proposal is far removed from access to open space/

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	<p>the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?</p>		<p>Policy 74 and 75</p> <p>Greenspace Scotland</p> <p>http://www.greenspacescotland.org.uk/audits-and-strategies.aspx</p> <p>Green networks</p> <p>http://www.snh.gov.uk/land-and-sea/managing-the-land/spatial-ecology/types-of-network/green-networks/</p>	<p>access networks or there and or there is no scope to create open space as part of the proposal</p> <p>- The proposal does not connect or relate well to existing open space or access networks or green networks</p> <p>0 Utilises or is in close proximity to existing connections</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network</p> <p>++ Creates new open space, new access network or makes significant contribution to green network</p> <p>X= Not applicable</p> <p>??=Unknown</p>			<p>access networks or there and or there is no scope to create open space as part of the proposal</p> <p>- The proposal does not connect or relate well to existing open space or access networks or green networks</p> <p>0 Utilises or is in close proximity to existing connections</p> <p>+ Improves/enhances green network connectivity, existing open space or key access network</p> <p>++ Creates new open space, new access network or makes significant contribution to green network</p> <p>X= Not applicable</p> <p>??=Unknown</p>
<p>Waste and natural resources</p>	<p>SEA Topic</p>	<p>Sources of info</p>	<p>Pre-Mit Score</p>	<p>Justification</p>	<p>Mitigation</p>	<p>Post Mitigation Score</p>	

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11a	Is brownfield land present onsite?	Soils and material assets	<p>GIS</p> <p>Buildings At Risk Register</p> <p>http://www.buildingsatriskregister.org</p> <p>SVDLS (Further info codes etc see Hamish/Douglas)</p>	<p>--Development would create brownfield land or vacant buildings</p> <p>-Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings</p> <p>0=Scale or type of proposal unlikely to effect brownfield land</p> <p>+ Minor redevelopment of brownfield land and/or existing buildings</p> <p>++ Significant/large scale redevelopment of brownfield land and/or existing buildings</p> <p>X No opportunities to make use of brownfield land or remediate contaminated land</p> <p>X= N/A no brownfield Land onsite</p> <p>??=Unknown</p>			<p>--Development would create brownfield land or vacant buildings</p> <p>-Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings</p> <p>0=Scale or type of proposal unlikely to effect brownfield land</p> <p>+ Minor redevelopment of brownfield land and/or existing buildings</p> <p>++ Significant/large scale redevelopment of brownfield land and/or existing buildings</p> <p>X No opportunities to make use of brownfield land or remediate contaminated land</p> <p>X= N/A no brownfield Land onsite</p> <p>??=Unknown</p>
11b	Are there any contaminated soils issues		<p>GIS</p> <p>SVDLS (ask</p>	<p>--Large scale contaminated soil present onsite</p>			<p>--Large scale contaminated soil present onsite</p>

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	on the site and if so, will the proposal reduce contamination?		<p>Hamish/Douglas may be some info about contamination</p> <p>Info from Environmental health</p> <p>Site Info (former use could indicate potential contamination)</p> <p>Site Visit</p>	<p>-Potentially contaminated land or small amount of contaminated soil identified on site</p> <p>0=Scale or type of proposal unlikely to effect contaminated land</p> <p>+ Will remediate minor contamination or small scale contamination onsite</p> <p>++ Will remediate significant contamination or large scale contamination</p> <p>X No contamination present</p> <p>??=Unknown</p>			<p>-Potentially contaminated land or small amount of contaminated soil identified on site</p> <p>0=Scale or type of proposal unlikely to effect contaminated land</p> <p>+ Will remediate minor contamination or small scale contamination onsite</p> <p>++ Will remediate significant contamination or large scale contamination</p> <p>X No contamination present</p> <p>??=Unknown</p>
11c	To what extent will the proposal result in the loss of Greenfield land?		<p>Site visit</p> <p>GIS</p>	<p>-- Large-scale use of Greenfield land</p> <p>-Small scale use of greenfield land</p> <p>0=Scale or type of proposal unlikely to result in loss of greenfield land</p> <p>+ Proposal will protect greenfield land on a local scale</p>			<p>-- Large-scale use of Greenfield land</p> <p>-Small scale use of greenfield land</p> <p>0=Scale or type of proposal unlikely to result in loss of greenfield land</p> <p>+ Proposal will protect greenfield land on a local scale</p>

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				<p>++ Proposal will enhance the geodiversity of greenfield land</p> <p>X= No Greenfield Land</p> <p>??=Unknown</p>			<p>++ Proposal will enhance the geodiversity of greenfield land</p> <p>X= No Greenfield Land</p> <p>??=Unknown</p>
11d	To what extent will the proposal allow for the reuse of an existing structure?		<p>Buildings At Risk Register</p> <p>http://www.buildingsatriskregister.org.uk/</p> <p>SVDLS (Further info codes etc see Hamish/Douglas)</p>	<p>--Development would create brownfield land or vacant buildings</p> <p>-Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings</p> <p>0=Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings</p> <p>+ Minor redevelopment of brownfield land and/or existing buildings</p> <p>++ Significant/large scale redevelopment of brownfield land and/or existing buildings</p> <p>X No opportunities to make use of brownfield land or remediate contaminated land</p>			<p>Development would create brownfield land or vacant buildings</p> <p>-Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings</p> <p>0=Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings</p> <p>+ Minor redevelopment of brownfield land and/or existing buildings</p> <p>++ Significant/large scale redevelopment of brownfield land and/or existing buildings</p> <p>X No opportunities to make use of brownfield land or remediate contaminated land</p>

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				X= No Greenfield Land ??=Unknown			X= No Greenfield Land ??=Unknown
12a	To what extent does the proposal lead to a disturbance of carbon rich soils including peat/wetlands?	Soils and Climatic factors	GIS Peatlands and climate change mitigation Wetlands Scotland's Soils http://www.soils-scotland.gov.uk/data/soil-survey	--Will cause significant disturbance of carbon rich soils/wetlands - Minor disturbance of carbon rich soils/wetlands 0=Scale or type of proposal unlikely to effect on soil or croft land + Small area of carbon rich soil/wetlands safeguarded from disturbance ++ Large area of carbon rich soil/ wetlands safeguarded from disturbance X not applicable to type or location of development ??=Unknown			--Will cause significant disturbance of carbon rich soils/wetlands - Minor disturbance of carbon rich soils/wetlands 0=Scale or type of proposal unlikely to effect on soil or croft land + Small area of carbon rich soil/wetlands safeguarded from disturbance ++ Large area of carbon rich soil/ wetlands safeguarded from disturbance X not applicable to type or location of development ??=Unknown
12b	To what extent does the proposal directly affect high quality agricultural soils or croft	soils	GIS, James Hutton layer Crofting layer/Uniform Crofting	-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land - Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land			-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land - Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land

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	land?		<p>Commission</p> <p>0=Scale or type of proposal unlikely to effect on soil or croft land</p> <p>+ Gives small scale/local protection to 3.1 or 3.2 agricultural land or high quality croft land</p> <p>++ Will provide significant protection to 3.1 or 3.2 agricultural land or high quality croft land</p> <p>X not applicable to type or location of development</p> <p>??=Unknown</p>				<p>0=Scale or type of proposal unlikely to effect on soil or croft land</p> <p>+ Gives small scale/local protection to 3.1 or 3.2 agricultural land or high quality croft land</p> <p>++ Will provide significant protection to 3.1 or 3.2 agricultural land or high quality croft land</p> <p>X not applicable to type or location of development</p> <p>??=Unknown</p>
13a	<p>To what extent will the proposal help meet the Zero Waste Plan targets?</p> <p>Material assets</p>		<p>Scotland's Zero waste plan</p> <p>--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill.</p> <p>- Will cause an increased amount of waste going to landfill</p> <p>O No significant impact on the amount of waste going to landfill</p> <p>+ Will facilitate sustainable waste management at a</p>				<p>--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill.</p> <p>- Will cause an increased amount of waste going to landfill</p> <p>O No significant impact on the amount of waste going to landfill</p> <p>+ Will facilitate sustainable waste management at a</p>

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			ategy	local scale ++Will facilitate sustainable waste management at regional level X=Not applicable to type or location of development ??=Unknown			local scale ++Will facilitate sustainable waste management at regional level X=Not applicable to type or location of development ??=Unknown
13b	To what extent will the proposal minimise demand on primary resources?	Material assets	Douglas is chasing this up with SNH ask for an update	-- Will cause unsustainable use of primary resources -Will increase use of primary resources 0 Unlikely to have any significant impact on demand for natural resources +Will encourage sustainable use of natural resources at a local level ++Will facilitate sustainable use of natural resources at a regional level X=Not applicable to type or location of development ??=Unknown			-- Will cause unsustainable use of primary resources -Will increase use of primary resources 0 Unlikely to have any significant impact on demand for natural resources +Will encourage sustainable use of natural resources at a local level ++Will facilitate sustainable use of natural resources at a regional level X=Not applicable to type or location of development ??=Unknown
13c	To what extent is the	Material assets	GIS	--Will have a significant negative effect on a waste			--Will have a significant negative effect on a waste

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	proposal in the vicinity of a waste management site and could therefore compromise the waste handling operation?			<p>handling operation or will cause a significant increase the amount of waste going to landfill.</p> <p>- Will cause an increased amount of waste going to landfill</p> <p>O No significant impact on the amount of waste going to landfill</p> <p>+ Will facilitate sustainable waste management at a local scale</p> <p>++Will facilitate sustainable waste management at regional level</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>handling operation or will cause a significant increase the amount of waste going to landfill.</p> <p>- Will cause an increased amount of waste going to landfill</p> <p>O No significant impact on the amount of waste going to landfill</p> <p>+ Will facilitate sustainable waste management at a local scale</p> <p>++Will facilitate sustainable waste management at regional level</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
13d	For potential suitable sites for waste management activities - To what extent does the `proposal comply with	Material assets	<p>Scotland's Zero waste plan</p> <p>http://www.scotland.gov.uk/Topics/Environment/</p>	<p>--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill.</p> <p>- Will cause an increased amount of waste going to landfill</p>			<p>--Will have a significant negative effect on a waste handling operation or will cause a significant increase the amount of waste going to landfill.</p> <p>- Will cause an increased amount of waste going to landfill</p>

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	the locational criteria set out in annex B of the Zero Waste Plan?		waste-and-pollution/ Waste-1/waste strategy	<p>O No significant impact on the amount of waste going to landfill</p> <p>+ Will facilitate sustainable waste management at a local scale</p> <p>++Will facilitate sustainable waste management at regional level</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>O No significant impact on the amount of waste going to landfill</p> <p>+ Will facilitate sustainable waste management at a local scale</p> <p>++Will facilitate sustainable waste management at regional level</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
	Landscape	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
14a	<p>Landscape Designated sites</p> <p>To what extent will any designated sites affected – including National NSAs, local landscape designations and SLA?</p>	Landscape	<p>GIS</p> <p>SNH National Scenic areas</p> <p>http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/national-</p>	<p>-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities</p> <p>- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities</p> <p>O proposal is of a scale or in</p>			<p>-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities</p> <p>- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities</p> <p>O proposal is of a scale or in</p>

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			<p>designations/nsa/ HwLDP Policy 57 Policy61</p>	<p>a location which is unlikely to have any effects on designated landscapes</p> <p>+ Proposal offers minor or local protection to a local designated landscape or the qualities of wildness in the area/isolated coast</p> <p>++ Proposal enhances a degraded landscape character area and/or offers significant or widespread protection to a regional, local designated landscape</p> <p>?? Unknown</p> <p>X = N/A</p>			<p>a location which is unlikely to have any effects on designated landscapes</p> <p>+ Proposal offers minor or local protection to a local designated landscape or the qualities of wildness in the area/isolated coast</p> <p>++ Proposal enhances a degraded landscape character area and/or offers significant or widespread protection to a regional, local designated landscape</p> <p>?? Unknown</p> <p>X = N/A</p>
14b	To what extent will the proposal affect any area with strong qualities of wildness (including isolated coast)		<p>GIS SNH Wildland areas of search http://www.snh.gov.uk/protecting-scotland-nature/loos</p>	<p>-- proposal is of a scale or nature that would result in a significant negative effect on existing landscape character, including the wildness qualities of an area/isolated coast</p> <p>- - proposal is of a scale or nature that would result in a minor negative effect on existing landscape character, including the</p>			<p>-- proposal is of a scale or nature that would result in a significant negative effect on existing landscape character, including the wildness qualities of an area/isolated coast</p> <p>- - proposal is of a scale or nature that would result in a minor negative effect on existing landscape character, including the wildness</p>

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			<p>king-after-landscape s/landscape-policy-and-guidance/wild-land/mapping/</p>	<p>wildness qualities of an area/isolated coast</p> <p>0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast</p> <p>+ Proposal offers minor or local protection to qualities of wildness in the area/isolated cost</p> <p>++ Proposal enhances a degraded landscape character area and/or offers significant or widespread protection the qualities of wildness within the area/isolated coast</p> <p>?? Unknown</p> <p>X = N/A</p>			<p>qualities of an area/isolated coast</p> <p>0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast</p> <p>+ Proposal offers minor or local protection to qualities of wildness in the area/isolated cost</p> <p>++ Proposal enhances a degraded landscape character area and/or offers significant or widespread protection the qualities of wildness within the area/isolated coast</p> <p>?? Unknown</p> <p>X = N/A</p>
15a	<p>Non designated landscape features and key landscape interests</p> <p>To what</p>	Landscape	<p>GIS</p> <p>Site Visit</p> <p>HwLDP</p> <p>Policy 57</p> <p>Policy61</p> <p>SNH</p>	<p>--Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement</p> <p>- Development poorly</p>			<p>--Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement</p> <p>- Development poorly</p>

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	<p>extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>		<p>Landscape Character Assessment</p> <p>http://www.snh.gov.uk/protecting-scotlands-nature/looking-after-landscapes/lca/</p>	<p>orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate</p> <p>0=Due to scale, type or situation proposal will have a very minimal impact on the landscape</p> <p>+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle</p> <p>++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement</p> <p>0 = would have no impact</p>			<p>orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate</p> <p>0=Due to scale, type or situation proposal will have a very minimal impact on the landscape</p> <p>+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle</p> <p>++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement</p> <p>0 = would have no impact on</p>
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				on landscape ??=Unknown			landscape ??=Unknown
15b	To what extent will the proposal be visually intrusive?		GIS Site Visit HwLDP Policy 61	<p>-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view</p> <p>- proposal would be visually intrusive in wider general scenery</p> <p>0 proposal would not be visually intrusive</p> <p>+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development</p> <p>++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits</p>			<p>-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view</p> <p>- proposal would be visually intrusive in wider general scenery</p> <p>0 proposal would not be visually intrusive</p> <p>+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development</p> <p>++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding</p>

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				well into the surrounding landscape and land uses x = would have no impact on landscape ??=Unknown			landscape and land uses x = would have no impact on landscape ??=Unknown`
	Cultural Heritage	SEA Topic	Sources of info	Pre-Mit Score	Justification	Mitigation	Post Mitigation Score
16a	Cultural Heritage To what extent will the proposal affect any scheduled monuments or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	GIS Historic Scotland Scheduled monument http://www.historic-scotland.gov.uk/searchmonuments Highland Council HER http://her.highland.gov.uk/ Site Visit RCAHMS	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or			-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting - Development of site would have a minor negative impact on a cultural heritage designation's wider setting O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features +Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better

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			<p>(Canmore) Database http://www.rcahms.gov.uk/canmore.html</p>	<p>proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
16b	<p>To what extent will the proposal affect any locally important archaeological site? (www.rcahms.gov.uk/canmore.html)</p>	<p>Cultural Heritage, incl archaeological heritage (and links with landscape)</p>	<p>Highland Council HER http://her.highland.gov.uk/</p> <p>RCAHMS (Canmore) Database</p>	<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be</p>			<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without</p>

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			<p>http://www.rcahms.gov.uk/canmore.html</p> <p>brought forward without altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
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16c	To what extent will the proposal affect any listed buildings and/or their setting?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	<p>GIS Historic Scotland listed buildings http://www.historic-scotland.gov.uk/historicandlistedbuildings Pastmap</p>	<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at</p>			<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or</p> <p>Enhances the setting of</p>
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				<p>risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
16d	To what extent will the proposal affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, incl architectural and archaeological heritage and links with landscape	<p>GIS</p> <p>Site Visit</p> <p>Site Info</p> <p>Historic Environment team</p> <p>Highland Council Conservation areas</p> <p>http://www.highland.gov.uk/yourenvironment/conservation/</p>	<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying</p>			<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or</p> <p>Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or</p>

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				<p>empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	Cultural heritage, incl links with landscape	<p>GIS</p> <p>Site Visit</p> <p>Historic Scotland</p> <p>Nationally important Gardens and designed landscape</p>	<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p>			<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be</p>

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			<p>s</p> <p>http://www.historic-scotland.gov.uk/index/heritage/gardens.htm</p>	<p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
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16f	To what extent will the proposal affect any Inventory Historic Battlefields?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	<p>GIS Site Visit Historic Scotland Battlefields http://www.historic-scotland.gov.uk/index/heritage/battlefields.htm</p>	<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at</p>			<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of</p>
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				<p>risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
16g	<p>To what extent will the proposal affect any World Heritage Sites? (including proposed WHS- eg Flow Country)</p>	<p>Cultural heritage, incl architectural and archaeological heritage and links with landscape</p>	<p>GIS Site Visit UNESCOFlow Country http://whc.unesco.org/en/tentativelists/5679/</p>	<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>			<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration</p>

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				<p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>			<p>of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
16h	To what extent will the proposal result in the opportunity to enhance or improve access to the historic	Cultural heritage, incl architectural and archaeological heritage and links	GIS Site Visit	<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a</p>			<p>-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting</p> <p>- Development of site would have a minor negative impact on a cultural heritage</p>

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	environment ?	with landscape		<p>cultural heritage designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p>			<p>designation's wider setting</p> <p>O=Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p> <p>+Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p> <p>++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding</p> <p>X=Not applicable to type or location of development</p> <p>??=Unknown</p>
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				??=Unknown			
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