

Appendix 3a – Strategic Environmental Assessment – Policy Approach/Policy Assessments (Included in the Proposed Plan)

PLEASE NOTE THAT THE POST EXAMINATION MODIFICATIONS SEA IMPLICATIONS ARE CONSIDERED IN CHAPTER 6 WHICH ALSO INCLUDES DETAIL OF ADDITIONAL MITIGATION. ALL STRATEGY AND GENERAL POLICY MODIFICATIONS ARE NEUTRAL OR BENEFICIAL IN TERMS OF ENVIRONMENTAL EFFECTS.

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Inner Moray Firth Vision and Spatial Strategy

This vision and spatial strategy has previously been subject to Strategic Environmental Assessment (SEA) through the Highland-wide Local Development Plan (HwLDP). The vision and spatial strategy has not been modified from the HwLDP, however the SEA objectives used to assess this document are different to those used for HwLDP. Therefore for consistency through this SEA the Vision and Spatial Strategy has been assessed using the SEA objectives of the IMFLDP.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+	+	++	+	++	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision promotes the areas special places for its contribution to the area's biodiversity and recognises the benefits this brings to the area. These special places also offer safeguards for protected species especially around the towns where the environmental limits will be recognised. The vision may go some way to making forward motions towards the targets of the LBAP and RBAP through the promotion of a green network for the area. It is anticipated that there will be a significantly positive impact in the long term at a regional scale due to the larger scale at which many of the designated sites, biodiversity and protected species operate. The effects are more likely to be significantly positive in the long term as it may take some time to realise the potential of some elements of the vision such as the green network, while in the short term there is already protection of designated sites through a number of</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015

						different pieces of legislation.			
2	+	+	++	++	++	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Green Networks around all regional and sub-regional centres will be mapped.</p> <p>Justification The vision specifically mentions the concept of green networks and encourages their protection at a micro and macro scale, ensures better connectivity and ensures recreational access to green networks. The vision also makes provision for safeguarding the links for species as well as for people. The vision itself gives some provision for enhancing the green network but the bulk of this will be brought forward through policies of the HwLDP and supplementary guidance on the matter. The vision makes specific reference to the need for consideration of green networks as a facilitator for adaptation of species to climate change and this will have an impact and significantly positive benefit at both a local and regional scale</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015
3	+	+	+	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision encourages all weather tourist facilities related to the environment which will bolster the area as a tourist hub contributing to the education of local people and tourists while also providing access to areas of high biodiversity value. The green network element of the vision also encourages responsible access to the wider countryside and to open spaces in and around towns.</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015
4	=	+	+	++	+	<p>Assumptions Any proposal which meets the objectives of the vision will also</p>	Review Vision and Spatial	THC	LDP review to

						<p>be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision makes a number of provisions to improve human health in the area, however it is likely that these will come into effect in the medium to longer term. The provisions include making it easier for people to move about through a green network and to have more efficient forms of travel. These two provisions focus on the improvement to physical health, however through the regeneration and renewal of areas promoted through the vision it is likely that there will also be an improvement in social and mental wellbeing as a result of this. The vision offers an opportunity to encourage a healthier lifestyle for residents within settlements however it does not have particular elements to change people's behaviour towards a healthy lifestyle</p>	Strategy through the HwLDP		commence 2015
5	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision does not make specific provision to increase the quantity of fit for purpose green spaces or its quality however it aims to make spaces more accessible through linkages to the green network and encourages effective masterplanning to enable this.</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015
6	+	+	+	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision actively encourages the use of core paths through connection to fit for purpose open spaces, improve links to the wider countryside, protect and enhance the existing path network and uphold and enhance access opportunities. It will</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015

						do this through the following provisions of the vision: <i>have more efficient forms of travel</i> (which aims to increase the number of people walking and cycling); and <i>have made it easy for people and wildlife to move about through a green network</i> (which aims to protect and enhance the network of paths and ensured linkage to the green network, accessible civil and greenspaces). It is anticipated that this will be positive in the medium to long term at both a local and regional scale, when working cumulatively with the access to the outdoors, open space and green networks policies contained within the HwLDP, there will also be significantly positive effects.			
7	+/-	+	+	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision makes specific reference to the reuse of brownfield sites within the City of Inverness and across other settlements in the area. It is likely that this would have an effect in the medium to long term with only a limited effect in the short term. These effects are likely to be at a local scale in terms of re-use of buildings and at a regional scale for the renewal of large scale sites such as Nigg Yard and Invergordon Tank Farm. It is not anticipated that the Vision would lead to a reduction in the removal of good quality soil from sites, protect areas for geodiversity, protect soil functions or protect carbon storage of peatland, however these issues are covered in detail by policies of the HwLDP and will be considerations in allocating sites and determining planning applications on a case by case basis.</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015
8	+/-	+/-	+/-	=	=	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015

						The vision itself is unlikely to have an impact on minimisation of waste – this will be largely dealt with through policies in the HwLDP and through supplementary guidance however provision is made for dealing with waste locally.			
9	+/-	+/-	+	+	=	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision makes provision to resolve infrastructure bottlenecks of the area including drainage infrastructure. This is likely to lead to a positive impact in the longer term at local level where infrastructure bottlenecks exist. Wider policies within the HWLDP will also address this SEA objective and deliver the vision and it will be assessed on a settlement by settlement basis.</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015
10	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The ambition for development will lead to an increased demand for water and therefore water abstraction, this will require to be carefully managed through regimes outwith the control of the planning system. It is anticipated that there will be a little/no impact at local and regional level.</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015
11	+/-	+/-	+/-	=	=	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision is unlikely to have a direct impact on air quality as this will be addressed by other policies in the Plan (and HWLDP). Given the level of development proposed through the vision for the area it is likely that there will be increased</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015

						emissions from traffic, however this provision is made in the vision to resolve the areas infrastructure bottlenecks (including transport) which would offset any increase in emissions. Therefore it is anticipated that there will be a neutral impact at a local and regional level.			
12	+	+	++	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision does not make specific reference to climate change but includes a number of measures to facilitate the adaptation to it and avoid increasing the rate in which it is occurring. This is outlined through the provision for a green network, making better use of effective forms of travel, improved connectivity (broadband could reduce the need to travel for work) and through diversification of the areas economy. It is likely that each of these provisions will contribute to a slight positive impact in the short to medium term with significant positive impacts in the longer term. While this is the case it is likely that there will only be a slight positive impact at local and regional scales as the way in which the vision will be delivered however these issues are covered in detail by policies of the HwLDP and will be considerations in allocating sites and determining planning applications on a case by case basis.</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015
13	+/-	+/-	+	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision makes provision for support of renewables related economic development which may have an impact on this SEA objective at a local and regional level. The land allocated for this type of development will facilitate an increase in proportion of energy from renewable resources.</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015

14	+	++	++	+	++	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision makes significant provision to reduce the need to travel and increase opportunities for walking, cycling and public transport. By increasing the number of jobs, people and facilities, development will be consolidated making it viable to have local services in smaller settlements. Through utilisation of the infrastructure in the City of Inverness the vision seeks to develop a service centre which will accommodate a growing population reducing the need to travel further afield for services. The green network seeks to encourage walking and cycling across the area which in the long term may have a significantly positive effect on this SEA objective. The key provision of the vision which works towards this SEA objective is <i>'have more efficient forms of travel'</i>. This provision encourages a significant reduction in the use of the private car and encourages movement to more sustainable transport solutions. Through the regeneration and renewal of brownfield land and buildings uses are likely to be encouraged closer to services therefore reducing the need to travel. For the aforementioned reasons, it is anticipated that there will be a significantly positive impact on this SEA objective in the medium to long term, with only a slightly positive impact being felt in the short term as it may take time for the provisions of this plan to be implemented enough to have a significant effect.</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015
15	+	+	+	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision makes provision to safeguard and enhance its</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015

						special places. This includes the protection and, where appropriate, enhancement of the historic environment. These sites will be safeguarded through other policies in the Plan (and HwLDP) and other legislation			
16	+	+	+	+	=	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification Through safeguarding and enhancing the areas special places it is anticipated that areas of local diversity and distinctiveness will be maintained or enhanced and the special qualities of designated areas will be safeguarded, with specific reference to special landscape areas.</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015
17	+	+	+	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification Through safeguarding and enhancing the areas special places it is anticipated that landscape character will be maintained, visual impact will be minimised and the key characteristics and special qualities of the landscape will not be lost. While this is inferred through the vision it is the site specific policies of the plan and general policies of the HwLDP which will ensure that this is the case.</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015
18	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The safeguarding and enhancing of the areas special places goes some way to ensuring the ability of people to experience qualities of wildness is not lost. This is addressed by the policy approach in HwLDP. These areas are few in number in the</p>	Review Vision and Spatial Strategy through the HwLDP	THC	LDP review to commence 2015

						plan area. As the vision focuses development in and around existing settlements these areas are unlikely to be significantly effected.			
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Commentary

The vision sets out a comprehensive approach to ensuring the heritage of the area is safeguarded and, while not a consideration of SEA, demonstrates how economic growth of the area can be brought forward ensuring limited impact on the environment. It is anticipated that the vision would have little/no negative impacts on the environment but have significantly positive effects especially in terms of SEA Objectives 2, 4 and 14

Inverness-Nairn Growth Area Vision and Strategy

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+	+	++	+	++	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The approach specifically references methods for safeguarding the special natural heritage interests where there are sensitivities. While the approach does not specifically make reference to the targets of the LBAP and RBAP, there is potential for meeting these targets through this vision when considered alongside the wider vision for the IMFLDP area and the policies of the Highland-wide Local Development Plan. The effects are more likely to be significantly positive in the long term as it may take some time to realise the potential of some elements of the approach such as the approach to development around Loch Flemington</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2016
2	+	+	++	++	++	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Green Networks around all regional and sub-regional centres will be mapped.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015

						<p>Justification The vision specifically mentions the concept of green networks and encourages their protection at a micro and macro scale, ensures better connectivity and ensures recreational access to green networks. The vision also makes provision for safeguarding the links for species as well as for people. The vision itself gives some provision for enhancing the green network but the bulk of this will be brought forward through policies of the HwLDP and supplementary guidance on the matter. The vision makes specific reference to the need for consideration of green networks as a facilitator for adaptation of species to climate change and this will have an impact and significantly positive benefit at both a local and regional scale</p>			
3	+	+	+	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification The approaches seeks to reinforce the role of the Inverness-Nairn coastal trail and other connecting paths and trails as key to the future success of this area.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
4	=	+	+	++	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification The vision makes a number of provisions to improve human health in the area, however it is likely that these will come into effect in the medium to longer term. The provisions include making it easier for people to move about through a green network and to have more efficient forms of travel. These two provisions focus on the improvement to physical health, however through the regeneration and renewal of areas promoted through the vision it is likely that there will also be an improvement in social and mental wellbeing as a result of this.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015

						The vision offers an opportunity to encourage a healthier lifestyle for residents within settlements however it does not have particular elements to change people's behaviour towards a healthy lifestyle			
5	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision does not make specific provision to increase the quantity of fit for purpose green spaces or its quality however it aims to make spaces more accessible through linkages to the green network and encourages effective masterplanning to enable this.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
6	+	+	+	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision actively encourages the use of core paths through connection to fit for purpose open spaces, improve links to the wider countryside, protect and enhance the existing path network and uphold and enhance access opportunities It is anticipated that this will be positive in the medium to long term at both a local and regional scale, when working cumulatively with the access to the outdoors, open space and green networks policies contained within the HwLDP, there will also be significantly positive effects.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
7	+/-	+	+	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision makes specific reference to the reuse of brownfield sites within the City of Inverness and across other settlements</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015

						in the area. It is likely that this would have an effect in the medium to long term with only a limited effect in the short term. These effects are likely to be at a local scale in terms of re-use of buildings. It is not anticipated that the Vision would lead to a reduction in the removal of good quality soil from sites, protect areas for geodiversity, protect soil functions or protect carbon storage of peatland, however these issues are covered in detail by policies of the HwLDP and will be considerations in allocating sites and determining planning applications on a case by case basis.			
8	+/-	+/-	+/-	=	=	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision itself is unlikely to have an impact on minimisation of waste – this will be largely dealt with through policies in the HwLDP and through supplementary guidance where provision is made for dealing with waste locally.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
9	+/-	+/-	+	+	=	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision makes provision to resolve infrastructure bottlenecks of the area including drainage infrastructure. This is likely to lead to a positive impact in the longer term at local level where infrastructure bottlenecks exist. Wider policies within the HwLDP and approaches in the Inner Moray Firth LDP will also address this SEA objective and deliver the vision.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
10	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015

						The ambition for development will lead to an increased demand for water and therefore water abstraction, this will require to be carefully managed through regimes outwith the control of the planning system. It is anticipated that there will be a little/no impact at local and regional level. A specific policy will be brought forward on the impact this may have on natural heritage assets in the IMF LDP.			
11	+/-	+/-	+/-	=	=	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision is unlikely to have a direct impact on air quality as this will be addressed by other approaches in the Development Plan (ie policies of the HWLDP). Given the level of development proposed through the vision for the area it is likely that there will be increased emissions from traffic, however this provision is made in the vision to resolve the areas infrastructure bottlenecks (including transport) which would offset any increase in emissions. Therefore it is anticipated that there will be a neutral impact at a local and regional level.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
12	+	+	++	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision does not make specific reference to climate change but includes a number of measures to facilitate the adaptation to it and avoid increasing the rate in which it is occurring. This is outlined through the provision for a green network, making better use of effective forms of travel, improved connectivity (broadband could reduce the need to travel for work) and through diversification of the areas economy. It is likely that each of these provisions will contribute to a slight positive</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015

						impact in the short to medium term with significant positive impacts in the longer term. While this is the case it is likely that there will only be a slight positive impact at local and regional scales as the way in which the vision will be delivered however these issues are covered in detail by policies of the HwLDP and will be considerations in allocating sites and determining planning applications on a case by case basis.			
13	+/-	+/-	+	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision makes provision for support of renewables related economic development which may have an impact on this SEA objective at a local and regional level. The land allocated for this type of development will facilitate an increase in proportion of energy from renewable resources.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
14	+	++	++	+	++	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification By increasing the number of jobs, people and facilities, development will be consolidated making it viable to have local services in smaller settlements. Through utilisation of the infrastructure in the City of Inverness the vision seeks to develop a service centre which will accommodate a growing population reducing the need to travel further afield for services. Through the regeneration and renewal of brownfield land and buildings uses are likely to be encouraged closer to services therefore reducing the need to travel. For the aforementioned reasons, it is anticipated that there will be a significantly positive impact on this SEA objective in the medium to long term, with only a slightly positive impact being felt in the short term as it may take time for the provisions of</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015

						this plan to be implemented enough to have a significant effect.			
15	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The approach does not make specific reference to the historic environment. However, throughout the area where there are conservation areas specific supplementary guidance is going to be brought forward to help implement the emerging conservation area management plans, this is included in the settlement chapters..</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
16	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The approach does not make specific reference to the landscape but the wider plan addresses issues regarding landscape impact of specific sites.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
17	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The approach does not make specific reference to the landscape but the wider plan addresses issues regarding wider landscape impacts through the modifications to the boundaries of Special Landscape Areas.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
18	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015

						This approach does specifically address wildland due to the non-wild nature of the area.			
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Commentary

The vision sets out a comprehensive approach to delivery of sustainable economic growth in the area. while ensuring limited impact on the environment. It is anticipated that the vision would have little/no negative impacts on the environment but have significantly positive effects especially in terms of SEA Objectives 1, 2, 4 and 12

Ross-shire Growth Area Vision and Strategy

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+	+	+	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The approach specifically references methods for safeguarding the special natural heritage interests where there are sensitivities. While the approach does not specifically make reference to the targets of the LBAP and RBAP, there is potential for meeting these targets through this vision when considered alongside the wider vision for the IMFLDP area and the policies of the Highland-wide Local Development Plan.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2016
2	+	+	+	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also</p>	Review area Vision and	THC	LDP review to

						<p>be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Green Networks around all regional and sub-regional centres will be mapped.</p> <p>Justification The vision specifically mentions the concept of green networks and encourages the establishment of a framework to maintain and enhance the network.</p>	Spatial Strategy through the IMFLDP		commence 2015
3	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The approach does not specifically reference this SEA objective.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
4	=	+	+	++	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision makes a number of provisions to improve human health in the area, however it is likely that these will come into effect in the medium to longer term. The provisions include making it easier for people to move about through a green network and to have more efficient forms of travel. These two provisions focus on the improvement to physical health, however through the regeneration and renewal of areas promoted through the vision it is likely that there will also be an improvement in social and mental wellbeing as a result of this. The vision offers an opportunity to encourage a healthier lifestyle for residents within settlements however it does not have particular elements to change people's behaviour towards a healthy lifestyle</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
5	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also</p>	Review area Vision and	THC	LDP review to

						<p>be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision does not make specific provision to increase the quantity of fit for purpose green spaces or its quality however it aims to make spaces more accessible through linkages to the green network and encourages effective masterplanning to enable this.</p>	Spatial Strategy through the IMFLDP		commence 2015
6	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This approach does not make specific provisions to address this SEA objective.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
7	+/-	+	+	++	++	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision helps to enable the reuse of brownfield sites within the area and given the scale and location of some of these it this may have a significant impact locally and regionally. It is likely that this would have an effect in the medium to long term with only a limited effect in the short term. It is not anticipated that the Vision would lead to a reduction in the removal of good quality soil from sites, protect areas for geodiversity, protect soil functions or protect carbon storage of peatland, however these issues are covered in detail by policies of the HwLDP and will be considerations in allocating sites and determining planning applications on a case by case basis.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
8	+/-	+/-	+/-	=	=	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p>	Review area Vision and Spatial Strategy through the	THC	LDP review to commence 2015

						<p>Justification The vision itself is unlikely to have an impact on minimisation of waste – this will be largely dealt with through policies in the HwLDP and through supplementary guidance where provision is made for dealing with waste locally.</p>	IMFLDP		
9	+/-	+/-	+	+	=	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision makes provision to resolve infrastructure bottlenecks of the area including drainage infrastructure. This is likely to lead to a positive impact in the longer term at local level where infrastructure bottlenecks exist. Wider policies within the HwLDP and approaches in the Inner Moray Firth LDP will also address this SEA objective and deliver the vision.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
10	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The ambition for development will lead to an increased demand for water and therefore water abstraction, this will require to be carefully managed through regimes outwith the control of the planning system. It is anticipated that there will be a little/no impact at local and regional level. A specific policy will be brought forward on the impact this may have on natural heritage assets in the IMF LDP.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
11	+/-	+/-	+/-	=	=	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision is unlikely to have a direct impact on air quality as this will be addressed by other approaches in the Development</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015

						Plan (ie policies of the HWLDP). Given the level of development proposed through the vision for the area it is likely that there will be increased emissions from traffic, however this provision is made in the vision to resolve the areas infrastructure bottlenecks (including transport) which would offset any increase in emissions. Therefore it is anticipated that there will be a neutral impact at a local and regional level.			
12	+	+	++	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision does not make specific reference to climate change but includes a number of measures to facilitate the adaptation to it and avoid increasing the rate in which it is occurring. This is outlined through the provision for a green network, making better use of effective forms of travel, improved connectivity (broadband could reduce the need to travel for work) and through diversification of the areas economy. It is likely that each of these provisions will contribute to a slight positive impact in the short to medium term with significant positive impacts in the longer term. While this is the case it is likely that there will only be a slight positive impact at local and regional scales as the way in which the vision will be delivered however these issues are covered in detail by policies of the HwLDP and will be considerations in allocating sites and determining planning applications on a case by case basis.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
13	+/-	+/-	+	+	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The vision makes provision for support of renewables related economic development which may have an impact on this SEA</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015

						objective at a local and regional level. The land allocated for this type of development will facilitate an increase in proportion of energy from renewable resources.			
14	+	++	++	+	++	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification By increasing the number of jobs, people and facilities, development will be consolidated making it viable to have local services in smaller settlements. Through utilisation of the infrastructure in the City of Inverness the vision seeks to develop a service centre which will accommodate a growing population reducing the need to travel further afield for services. Through the regeneration and renewal of brownfield land and buildings uses are likely to be encouraged closer to services therefore reducing the need to travel. For the aforementioned reasons, it is anticipated that there will be a significantly positive impact on this SEA objective in the medium to long term, with only a slightly positive impact being felt in the short term as it may take time for the provisions of this plan to be implemented enough to have a significant effect.</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
15	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The approach does not make specific reference to the historic environment. However, throughout the area where there are conservation areas specific supplementary guidance is going to be brought forward to help implement the emerging conservation area management plans, this is included in the settlement chapters..</p>	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
16	+/-	+/-	+/-	+/-	+/-	Assumptions	Review area	THC	LDP review

						Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification The approach does not make specific reference to the landscape but the wider plan addresses issues regarding landscape impact of specific sites.	Vision and Spatial Strategy through the IMFLDP		to commence 2015
17	+/-	+/-	+/-	+/-	+/-	Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification The approach does not make specific reference to the landscape but the wider plan addresses issues regarding wider landscape impacts through the modifications to the boundaries of Special Landscape Areas.	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015
18	+/-	+/-	+/-	+/-	+/-	Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This approach does specifically address wildland due to the non-wild nature of the area.	Review area Vision and Spatial Strategy through the IMFLDP	THC	LDP review to commence 2015

Commentary

The vision sets out a comprehensive approach to delivery of sustainable economic growth in the area. while ensuring limited impact on the environment. It is anticipated that the vision would have little/no negative impacts on the environment but have significantly positive effects especially in terms of SEA Objectives 1, 2, 4 and 12

Policy Tools

Special Landscape Areas Boundary Modifications

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
2	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						Local Development Plan.			
3	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
4	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
5	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
6	=	=	=	=	=	Assumptions	Review the	THC	LDP review

						<p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	boundaries and the related policy approaches of HwLDP.		to commence 2015
7	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
8	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
9	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary</p>	Review the boundaries and the related policy	THC	LDP review to commence

						Guidance. Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.	approaches of HwLDP.		2015
10	=	=	=	=	=	Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
11	=	=	=	=	=	Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
12	=	=	=	=	=	Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.			
13	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
14	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
15	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.			
16	+	+	+	+	+	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan. The preferred approach will lead to suitable expansion of the SLAs in line with a sound methodology as set out in the SLA Citations. This will help to have a robust SLA boundary to support the policy approach and in turn will help to afford greater protection to the locally distinctive landscapes.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
17	+	+	+	+	+	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan. The preferred approach will lead to suitable expansion of the SLAs in line with a sound methodology as set out in the SLA Citations. This will help to have a robust SLA boundary to support the policy approach and in turn will help to afford greater protection to the</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						regionally important landscape characters for which these areas are designated.			
18	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the special landscape area boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken with regard to development within these areas has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

Commentary

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

Housing in the Countryside – Hinterland Boundary Modifications

Expansion at Stittenham, Eskadale, Polmally, Bunloit and contraction South of Dores.

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
2	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
3	=	=	=	=	=	Assumptions	Review the	THC	LDP review

						<p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	boundaries and the related policy approaches of HwLDP.		to commence 2015
4	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
5	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
6	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.			
7	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
8	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
9	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
10	=	=	=	=	=	Assumptions	Review the	THC	LDP review

						<p>All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	boundaries and the related policy approaches of HwLDP.		to commence 2015
11	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
12	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
13	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						<p>this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>			
14	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
15	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
16	+	+	+	+	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan. While this is the case the expansion of the Hinterland will lead to a</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

						greater restriction on development which will help to ensure local distinctiveness of landscapes to be maintained. It is acknowledged that there maybe some negative affects through the contraction in an area south of Dores but due to the size of the contraction it is not considered that this would be significant.			
17	+	+	+	+	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan. The expansion of the Hinterland will lead to a greater restriction on development which will help to maintain landscape character. It is acknowledged that there maybe some negative affects through the contraction in an area south of Dores but due to the size of the contraction it is not considered that this would be significant.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015
18	=	=	=	=	=	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is unlikely that the hinterland boundary will have an effect on this SEA objective – it is very much dependant on the application of policy within the area. The policy approach which will be taken in the Hinterland has been subject to SEA through the Highland-wide Local Development Plan.</p>	Review the boundaries and the related policy approaches of HwLDP.	THC	LDP review to commence 2015

Commentary

It is unlikely that this will have an effect on any of the SEA objectives other than those related to landscape character and distinctiveness where there may be a slight negative effect as the policy approach from the Highland-wide Local Development Plan will be applied to a smaller area which may lead to a less comprehensive approach to landscape character and distinctiveness as these are key features of the Housing in the Countryside Policy Approach as set out in the Highland-wide Local Development Plan.

Policies

Policy 1 - Promoting and Protecting City and Town Centres

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is not considered that this policy will have an affect on the SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the centre of settlements. Policy 57 of the HwLDP will ensures that any proposal which may affect a European Designated site is fully considered for its impact through the requirement for a HRA to be undertaken.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
2	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is not considered that this policy will have an affect on the</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016

						SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the centre of settlements.			
3	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is not considered that this policy will have an affect on the SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the centre of settlements.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
4	+	+	+	+	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification By directing facilities to settlement centres this will mean that services people need will be available in a location which is accessible and it may encourage people to walk to the facility rather than use private transport.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
5	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is not considered that this policy will have an affect on the SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016

						centre of settlements.			
6	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is not considered that this policy will have an affect on the SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the centre of settlements.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
7	+	+	+	+	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is not considered that this policy will have a direct affect on the SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the centre of settlements. However through the focus on town centres it directs growth to redevelopment opportunities in the town centres in the first instance avoiding impact on soil resources.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
8	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is not considered that this policy will have an affect on the SEA objective as this policy is solely concerned about</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016

						directing growth to the appropriate scale of settlement and the centre of settlements.			
9	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is not considered that this policy will have an affect on the SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the centre of settlements.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
10	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is not considered that this policy will have an affect on the SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the centre of settlements.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
11	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is not considered that this policy will have an affect on the SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the centre of settlements.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016

12	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
13	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is not considered that this policy will have an affect on the SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the centre of settlements.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
14	+	+	+	+	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification By encouraging development to town centres there would be opportunity to have development in the most accessible locations by public transport, walking and cycling and help to reduce the need to travel.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
15	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016

						<p>Justification It is not considered that this policy will have an affect on the SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the centre of settlements.</p>			
16	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is not considered that this policy will have an affect on the SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the centre of settlements.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
17	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification It is not considered that this policy will have an affect on the SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the centre of settlements.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
18	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016

						It is not considered that this policy will have an affect on the SEA objective as this policy is solely concerned about directing growth to the appropriate scale of settlement and the centre of settlements.			
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Commentary

The Policy is likely to have limited environmental affect due to it's nature. However, through the application of this policy in combination with the general policies of the Highland-wide Local Development Plan, it is likely that this affect would be more positive.

Policy 2 – Delivering Development

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely to deliver significant effects with regard to this SEA objective.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
2	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016

						<p>Justification This policy is concerned with the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely to deliver significant effects with regard to this SEA objective.</p>			
3	+	+	+	+	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely to deliver significant effects with regard to this SEA objective. However, this infrastructure does include green infrastructure which may have an slight positive effect on this SEA objective. This is likely to vary on a site by site basis.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
4	+	+	+	+	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The provision of infrastructure as required by this policy may include contribution towards health facilities, community facilities and/or active travel infrastructure which would have an positive impact on this SEA objective. This is likely to vary on a site by site basis.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
5	+	+	+	+	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence

						<p>policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The provision of infrastructure as required by this policy includes contribution to green infrastructure. This is supported by policy 75 of the HwLDP helping to retain and enhance public open space. This will vary on a site by site basis.</p>			in 2016
6	+	+	+	+	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The provision of infrastructure as required by this policy includes contribution to green infrastructure. This is supported by policies of the HwLDP helping to retain and enhance public access. This will vary on a site by site basis.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
7	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely to deliver significant effects with regard to this SEA objective.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
8	+	+	+	+	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016

						<p>Justification The provision of infrastructure as required by this policy includes contribution to waste infrastructure. This is supported by policies of the HwLDP helping to support the attainment of government targets and comply with the National Waste Strategy objectives. This will vary on a site by site basis.</p>			
9	+	+	+	+	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The provision of infrastructure as required by this policy includes contribution to water and waste water infrastructure. This is supported by policies of the HwLDP helping to protect and enhance the water environment. This will vary on a site by site basis.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
10	+/-	+/-	+/-	+/-	+/-	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The new development supported by this policy will mean that there would be an increased need for water abstraction which if managed in correctly may have a negative impact. However the policy does ensure the appropriate infrastructure, services and facilities are in place which will have a slight positive impact.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
11	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence

						<p>policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely to deliver significant effects with regard to this SEA objective.</p>			in 2016
12	+	+	+	+	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The provision of infrastructure as required by this policy includes contribution to infrastructure which would reduce the vulnerability to the effects of climate change. This is supported by policies of the HwLDP helping to protect and enhance the water environment. This will vary on a site by site basis.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
13	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely to deliver significant effects with regard to this SEA objective.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
14	+	+	+	+	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016

						and Supplementary Guidance. Justification The provision of infrastructure as required by this policy includes contribution to infrastructure which would help to increase the opportunities for walking, cycling and use of public transport. This is supported by policies of the HwLDP helping to protect and enhance the water environment. This will vary on a site by site basis.			
15	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is concerned with the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely to deliver significant effects with regard to this SEA objective.	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
16	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is concerned with the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely to deliver significant effects with regard to this SEA objective.	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016

17	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely to deliver significant effects with regard to this SEA objective.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016
18	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the delivery of development supported by the necessary infrastructure as indicated in the plan and as such it is unlikely to deliver significant effects with regard to this SEA objective.</p>	Review the policy approach through the IMFLDP	THC	LDP Review to commence in 2016

Commentary

This policy approach is likely to have some positive effects on a range of SEA objectives due to the policies support for delivery of supporting infrastructure. In some cases this will simply mitigate against the effects of development and in other circumstances may have a more significantly positive effect but this will vary between sites depending on the opportunities to deliver these improvements.

Policy 3 - Other Settlements

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+/-	+/-	+/-	+/-	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The approach does not specifically make provision for the protection and enhancement of biodiversity in the area. Given this is the case it is not anticipated that there would be a detrimental effect on protected species or any contribution to achieving LBAP target either locally or regionally. The approach seeks to avoid the loss of a number of habitats and designated sites. There are no provisions to avoid the introduction or spread of protected species</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
2	+	+	+	+	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The policy approach does not specifically mention the green network however a number of green network features are considered in whether to support development. Given the above it is considered there may be a slight positive effect in the short, medium and long term at a local level on this SEA objective, however it is not anticipated that there will be this</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016

						positive effect at a regional scale.			
3	+	+	+	+	+	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification By considering the loss of a range of sites where people may come into contact with or experience nature then this policy approach will have a limited effect on this SEA objective. It will not actively encourage the provision of new links to these spaces/places therefore it did not score more highly.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
4	+	++	++	++	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification By encouraging development within active travel distance of community facilities then this provides opportunity for people to walk/cycle to their facilities rather than dispersed growth which would encourage them to take the car. This will have very localised effects which may be significantly positive in the medium to long term.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
5	+	+	+	+	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The policy approach will not increase or improve existing open spaces or make them more accessible. However it will help to retain open space by having a criteria related to the loss of locally important open space.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
6	+/-	+/-	+/-	+/-	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p>	Review the policy approach of the IMFLDP and the inter-related	THC	HwLDP review to commence 2015.

						<p>Justification The protection and enhancement of outdoor access opportunities is not covered by this policy approach.</p>	policy approaches of HwLDP.		IMFLDP review to commence 2016
7	+	+	+	+	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The policy approach does not address brownfield sites, prevention of soil sealing or carbon storage of peatland – these are dealt with by policies elsewhere in the development plan and through site allocations. The policy does however offer protection to locally important areas for natural, built and cultural heritage, this includes geodiversity.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
8	+/-	+/-	+/-	+/-	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The minimisation of waste is not covered by this policy approach.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
9	+	+	+	+	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The policy approach considers the capacity of the water and sewerage network ensuring that development supported by this policy will be supported by appropriate drainage infrastructure. This will help to ensure there will be no detrimental impact on the water environment. There is no provision through this policy approach for the enhancement of the water environment.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016

10	+/-	+/-	+/-	+/-	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The issues of abstraction, run-off and recharge are not covered by this policy approach.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
11	+/-	+/-	+/-	+/-	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The issue of air quality is not covered by this policy approach.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
12	+/-	+/-	+/-	+/-	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The issue of climate change is not directly covered by this policy approach.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
13	+/-	+/-	+/-	+/-	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification The issue of renewable energy is not directly covered by this policy approach.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
14	+	++	++	++	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary</p>	Review the policy approach of the IMFLDP and the	THC	HwLDP review to commence

						Guidance. Justification By encouraging development within active travel distance of community facilities then this provides opportunity to reduce the need to travel for local services and facilities rather than dispersed growth which would encourage them to take the car. This will have very localised effects which may be significantly positive in the medium to long term.	inter-related policy approaches of HwLDP.		2015. IMFLDP review to commence 2016
15	+	+	+	+	+/-	Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification The policy approach considers the effect new development would have on locally important built and cultural features which is likely to have a positive effect at a local level.	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
16	+	+	+	+	+/-	Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification The policy approach considers the effect new development would have on locally important heritage features including the landscape and key viewpoints/vistas. The policy approach does not consider the regionally and nationally important landscape designations such as Special Landscape Areas or National Scenic Areas.	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
17	+	+	+	+	+/-	Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification The policy approach seeks to support development which is similar in terms of design, spacing, scale and density of development within the existing settlement – this should help	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016

						to ensure landscape character is maintained, visual impact minimised, scenic value maintained. In addition by the considerations set out in this policy the cumulative effect on the landscape of the existing development and new development is taken into consideration.			
18	+/-	+/-	+/-	+/-	+/-	<p>Assumptions All proposals will be assessed against all relevant policies in the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy seeks to promote development within settlements where there is limited opportunity to experience qualities of wildness therefore this policy does not address the issue.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016

Commentary

This policy approach is likely to have significant environmental effects on SEA objective 4 (human health) and 14 (sustainable transport). It is not anticipated there will be any negative or significantly negative effects arising from this policy approach.

Policy 4 – Water and Waste Water Infrastructure in the Inverness to Nairn Growth Area

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	++	++	++	++	++	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP</p>	Review the policy approach of the IMFLDP and the inter-related	THC	HwLDP review to commence 2015.

						and Supplementary Guidance. Justification This policy approach ensures that the level of development in this area does not have an affect either alone or in combination on the European sites in the area due to increased pressure on the water and waste water network. This is likely to have a significantly positive affect through the policy facilitating the maintenance and possible enhancement of the water quality and other qualifying features of the listed designated sites.	policy approaches of HwLDP.		IMFLDP review to commence 2016
2	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
3	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
4	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is concerned with the provision of water and waste	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence

						water infrastructure and is unlikely to have an affect on this SEA objective.			2016
5	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
6	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
7	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
8	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of	THC	HwLDP review to commence 2015. IMFLDP review to

						This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.	HwLDP.		commence 2016
9	++	++	++	++	++	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy approach specifically addresses this SEA objective and is supported by other policies of the HwLDP to ensure that the water environment can be protected and enhanced through the provision of appropriate infrastructure.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
10	++	++	++	++	++	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy approach seeks to ensure that any increase in water abstraction is fully considered in terms of impact on the water and natural environment.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
11	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
12	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP</p>	Review the policy approach of the IMFLDP and the inter-related	THC	HwLDP review to commence 2015.

						and Supplementary Guidance. Justification This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.	policy approaches of HwLDP.		IMFLDP review to commence 2016
13	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
14	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
15	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
16	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant	Review the policy approach of the IMFLDP and the	THC	HwLDP review to commence

						<p>policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.</p>	inter-related policy approaches of HwLDP.		2015. IMFLDP review to commence 2016
17	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016
18	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is concerned with the provision of water and waste water infrastructure and is unlikely to have an affect on this SEA objective.</p>	Review the policy approach of the IMFLDP and the inter-related policy approaches of HwLDP.	THC	HwLDP review to commence 2015. IMFLDP review to commence 2016

Commentary

This policy has been specifically brought forward to ensure that the cumulative effect of development in the Inverness to Nairn area does not have an adverse impact on the internationally important natural heritage of the area and the water environment is protected and enhanced. As such it is likely that this policy will have a significantly positive effect on the related SEA objectives. Due to the scope of the policy it is unlikely to have an affect on any of the other SEA objectives.

Policy 5 – Development within the Water Catchment of Loch Flemington

SEA Objective	Timescale			Magnitude		Justification and Assumptions	Mitigation		
	Short Term	Medium Term	Long Term	Local	Regional		Measure	Lead Authority	Proposed Timescale
1	+	++	++	++	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy has been specifically designed to address the issues which are affecting the qualifying features of the Loch Flemington SPA. As such it is likely to have a significant positive effect in the medium to long term at a local scale.</p>	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016
2	+	+	+	+	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification By ensuring the qualifying features of this site are not affected by water quality, the policy ensures that people will continue to be access an area where they will be able to come into contact with this species.</p>	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016
3	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP</p>	Review of the policy approach in the IMFLDP and the	THC	LDP review to commence 2016

						and Supplementary Guidance. Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this SEA objective.	associated supplementary guidance		
4	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this SEA objective.	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016
5	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this SEA objective.	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016
6	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016

						SEA objective.			
7	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this SEA objective.</p>	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016
8	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this SEA objective.</p>	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016
9	+	++	++	++	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy specifically addresses water quality issues at Loch Flemington and the surrounding water catchment. IT is therefore considered that there will be a significant positive affect on this SEA objective at a local level.</p>	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016
10	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP</p>	Review of the policy approach in the IMFLDP and the	THC	LDP review to commence 2016

						and Supplementary Guidance. Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this SEA objective.	associated supplementary guidance		
11	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this SEA objective.	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016
12	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this SEA objective.	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016
13	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016

						SEA objective.			
14	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this SEA objective.</p>	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016
15	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this SEA objective.</p>	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016
16	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance.</p> <p>Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this SEA objective.</p>	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016
17	=	=	=	=	=	<p>Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP</p>	Review of the policy approach in the IMFLDP and the	THC	LDP review to commence 2016

						and Supplementary Guidance. Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this SEA objective.	associated supplementary guidance		
18	=	=	=	=	=	Assumptions Any proposal will need to be assessed against the development plan as a whole including against all relevant policies and proposals of the HwLDP, Inner Moray Firth LDP and Supplementary Guidance. Justification This policy is solely concerned with the protection and enhancement of Loch Flemington and it's qualifying features. As such it is unlikely that this policy will have an affect on this SEA objective.	Review of the policy approach in the IMFLDP and the associated supplementary guidance	THC	LDP review to commence 2016

Commentary

This policy approach specifically addresses Loch Flemington and the qualifying features thereof. As this is the case it is likely that this policy will have significant positive affect on the associated SEA objectives but limited if any affect on the other SEA objectives due to the scope of the policy.