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**Site References in this appendix refer to the Plan draft in which the site last appeared. Most are Main Issues Report Site References or where the suffix begins NS it refers to the New and Alternative Sites consultation reference. The section also includes sites removed post Examination**

Alness

Site Reference: H8 Adjacent to Davis Drive

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				No part of the site is within a natural heritage designation or non-statutory feature identified as being of nature conservation importance	N/A
2	Y/N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as there is open countryside to the east	N/A
5	Y				+				It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y				-				The site lies adjacent to the A9(T)	Transport Assessment and Noise Assessment may be required
8	N				=				There are no known land contamination issues affecting the site	N/A
9	Y				=				Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y				+				A path contained in the Highland Path Record lies close to the northern boundary of the site. The allocation could provide new access opportunities to link to this path	Development of the site should ensure the core path is maintained and provide a connection where possible
11	N/Y				=				The site is not identified in the Scottish	Development should

			Governments Vacant and Derelict Land Survey. The site is greenfield in nature	ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	It is likely that the site will result in loss of soil and a large part of the site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	=	The site relatively exposed and therefore may be affected by prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	Bus stops lie adjacent to the site from which local services operate.	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site is not within or likely to affect any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Building and/or its setting	N/A

29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Development of the site may result in the removal of mature trees which are attractive landscape features. Key views south of the Cromarty Firth and rolling farmland may be negatively affected. The site forms an attractive area of open space between the edge of Alness and the A9(T).	Retention of mature trees, where not possible replanting will be required. Landscape and Visual Impact Assessment may be required.
33	N	=	The site is relatively flat therefore re-contouring significant re-contouring is unlikely to be required	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the current settlement boundary and allocated as amenity space in the Ross and Cromarty East Local Plan	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H9 Riverside Lane**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No part of the site is within a natural heritage designation or non-statutory feature identified as being of nature conservation importance	N/A
2	Y				-				There may be otters in the area, these are a protected species	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				Development of the site may affect features that currently provide for the movement of species as it would result in the loss of green space and mature trees	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments it lies within woodland adjacent to the Avern River	N/A

5	N	-	It is unlikely that off site road improvements will be required for a development of this scale	N/A
6	Y	+	There is limited scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known existing bad neighbour uses near the site	N/A
8	Y	-	There may be contaminated land issues affecting the site as the area formerly contained a scrap yard and a disused quarry is nearby	Contaminated Land Report may be required to identify any required mitigation measures
9	Y	-	Development of the site will result in loss of useable public open space identified in the Highland Greenspace Audit	Incorporation of areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
10	Y	-	A core path and a path contained on the Highland Path Record traverse the site, the usability of these paths could be impacted	These existing paths should be incorporated into the development where possible, otherwise diversion will be required
11	Y	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey but has been identified as a brownfield site. Potential for contaminated land issues	Contaminated Land Report may be required to identify any required mitigation measures
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil and however the site is not Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The Avern River forms the eastern boundary of the site. This river is currently at good morphological status. Development of the site must take into account future river processes, for example erosion and planform change	Morphological assessment will be required
19	Y	=	Both systems exist close to site therefore	N/A

			it is assumed a connection can be made	
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	30-40% of the site is within the 1 in 200 year flood risk contour as identified by SEPA, however the site slopes steeply so actual extent may be less	Flood Risk Assessment required, outcome may limit the scale and layout of development on the site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site enclosed by vegetation and therefore may be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	++	Bus stops lie within 150m of the site from which local services operate. Alness town centre is within 100m of the site	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	Development of the site may result in the removal of mature trees and hedging which are attractive landscape features. Key views are unlikely to be affected as the site is mostly enclosed by mature trees	Retention of mature trees, where not possible replanting will be required.
33	Y	-	Parts of site are steep and therefore may require significant re-contouring, this will affect landform	Reuse of soil on site, minimisation of ground works
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the current settlement boundary and allocated as amenity space in the Ross and Cromarty East Local Plan	N/A

36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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**Site Reference: H10 Coulhill Forest**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site is within a clearing within Coulhill Wood which is identified as long established woodland	A woodland management plan may be required
2	Y/N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within long established woodland	N/A
5	Y				+				It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N				=				There are no known bad neighbour uses near the site	N/A
8	N				=				There are no known land contamination issues affecting the site	N/A
9	Y				=				Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y				+				A core path forms the northern boundary of the site. The allocation could provide new access opportunities to link to this path to the network	Development of the site should ensure the core path is maintained and provide a connection where possible

11	N/Y	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey. The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and a large part of the site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site within long established woodland and therefore likely to be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within 200m straight line distance of a bus stop from which local services operate. It is also approximately 400m straight line distance from Coulhill Primary School	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be	N/A

			required	
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations. As it lies within woodland it is unlikely to negatively affect any key views	N/A
33	N	=	The site is relatively flat therefore significant re-contouring is unlikely to be required	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: B1 Achnagarron**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				It is likely that development of the site will affect the green network as the site is greenfield	Greenpace provided as part of development
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside	N/A
5	Y				+				It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y				+				There is scope to incorporate road safety	N/A

			measures, such as speed bumps, as part of development of the site	
7	Y	-	There site lies adjacent to the A9(T)	Noise assessment and Transport Assessment may be required to identify any necessary mitigation measures
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space	N/A
10	N	=	The site will not affect nay core paths or rights of way. The allocation could provide new access opportunities to linking to the wider network	Development of the site should access opportunities to the wider path network are explored
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and the entire site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A water course, the Achmagarron Burn, forms the eastern boundary of the site which was historically straightened	Allow space for restoration and development of natural processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	No part of the site is identified as being at	Flood Risk Assessment

			risk of flooding on SEPA's 1 in 200 year flood risk map, however SEPA and the Council's Flooding Team have stated that the Achnagarron Burn may cause risk of flooding	would be required to support development proposals, mitigation measures may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site is relatively exposed and therefore may be exposed to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site is approximately 250m straight line distance from a local bus route and 2km from Alness town centre.	N/A
26	Y	=	Whilst a bus route passes within 250m of the site, there are no bus stops within close proximity.	Provision of an additional bus stop in the A9
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	Y	-	The site may impact the setting of the B Listed Rosskeen Church to the south of the site	Development must respect setting of Listed Church
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER.	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations. There are however attractive long distance views south of Alness and Rosskeen Church is a focal feature. Further south is the Cromarty Firth and rolling farm land. There therefore may be some potential for landscape and visual impacts that affect the distinction of Alness the church.	Development of the site may need to be supported by a Landscape and Visual Impact Assessment to identify measures to mitigate any adverse landscape/visual impact.
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the current settlement boundary and allocated for amenity use in the Ross and Cromarty East Local Plan	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light	Restricted use of street lighting



15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A small water course runs through the site	Buffer between watercourse and development
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	-	This site may affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions due to its preferred use for residential purposes	N/A
21	Y	-	A small part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	A flood risk assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by mature trees and built development. It has a principal south facing aspect	N/A
25	Y	+	The site is within 250m straight line distance of a bus stop from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site does not contain any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A

32	N	=	The site is not located within any landscape designations. The site is relatively enclosed by existing trees and therefore unlikely to affect any key views. Development of the site may result in the loss of some mature trees	Retention of belt of mature trees at southern site boundary to limit visual impact
33	N	=	The site slopes gently and therefore may require some re-contouring, however this is unlikely to be significant	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for industrial use in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: I5 Waste Management Site, River Drive**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	N			=					There are unlikely to be protected species in the area as it is a brownfield site within an existing industrial estate	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					As the site brownfield and within an existing industrial estate it is unlikely to affect the green network	N/A
4	Y			+					The site may provide opportunities for people to come into contact with and appreciate nature/natural environments as there are areas of open space to the north and the River Averon also lies close to the site	N/A
5	N			=					It is unlikely off site road improvements will be required	N/A
6	N			=					There is scope to incorporate road safety measures as part the development of the site, for example speed bumps	N/A
7	Y			=					The site lies within an existing industrial estate and directly south of a rail line. However, given the preferred use of the site is for industrial purposes these physical constraints are unlikely to be an issue	N/A
8	Y			-					The site is brownfield, therefore there may be contaminated land issues	A Contaminated Land Report may be required to identify any mitigation

				measures
9	Y	=	Development of the site will not affect any open space identified in the Highland Open Space Audit. Development of the site will require some areas of soft landscaping	Incorporation of areas of soft landscaping
10	Y	+	A path contained in the Highland Path Record lies close to the eastern boundary of the site	Provide connections to existing path network where possible
11	Y	=	The site is brownfield, it was a waste transfer station	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	As it is a brownfield site its development may reuse existing hard landscaped areas, mitigating the need to remove soil	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or bodies of sea within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	This site may affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestion	N/A
21	Y	-	Part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	A flood risk assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by mature trees and built development. It has a principal south facing aspect	N/A
25	Y	+	The site is within 250m straight line	N/A

			distance of a bus stop from which local services operate	
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site is not within or likely to affect any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Building and/or its setting	N/A
29	<b>N</b>	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site does not contain any features identified in the HER	N/A
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>N</b>	=	The site is not located within any landscape designations. The site is relatively enclosed by existing trees and therefore unlikely to affect any key views.	N/A
33	<b>N</b>	=	The site is relatively flat and therefore unlikely to require any re-contouring	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	+	The site is within the current settlement boundary and allocated for business use (waste management site) in the Ross and Cromarty East Local Plan	N/A
36	<b>Y/N</b>	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Ardersier**

**Site Reference: H1 – South of Craiglever**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				This site has potential connectivity with the Inner Moray Firth SPA/Ramsar	Ensure no adverse effect on the Inner Moray Firth SPA/Ramsar
2	Y/N			=					There may be protected species within the site	A protected species survey may be required to highlight appropriate mitigation measures
3	Y/N				-				The site may affect the existing green network given it predominantly consists of undeveloped land. Development of the site is therefore likely to disrupt the present green network.	Additional planting would be required as part of development of the site
4	Y				+				There may be some opportunity to allow people to come into contact with the natural environment given that the site is located next to areas of open space	N/A
5	Y			=					Off site road improvements are likely to be required to ensure suitable access – these may contribute to road safety	N/A
6	Y				+				It will be necessary to have good road safety measures as part of the design and layout of the site. These will include pedestrian links and footpaths and cycle routes. Home zone principles could also be incorporated	N/A
7	Y				-				Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the operational hours increased. The site is within the Airport Safeguarding zone.	HIAL may need to be consulted if the proposal progresses
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will affect an area of open space however this is not considered usable – it is also likely that additional areas of open space will be created as part of development of the site	N/A
10	N			=					The site will not affect any Core Paths, access opportunities or rights of way	N/A
11	Y/N				-				The site is Greenfield in nature – development would involve loss of greenfield land	N/A
12	N			=					The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	Y				--				Development of the site would result in loss of land classed as prime agricultural land	N/A

14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	N/A
17	N	=	The site is unlikely to involve any significant changes to land form or levels	N/A

18	N	=	There are no watercourse, lochs/sea within or adjacent to the site	N/A
19	Y	=	Services are available close to or within the site therefore it is assumed a connection can be made to both	N/A
20	N	=	The site itself is unlikely to have an adverse impact on air quality however it is anticipated that an increase in traffic as a result of development may have a slight negative affect	Maximising of active travel links to reduce traffic generation
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	It is unlikely the site will be affected by coastal erosion	N/A
23	N	-	The site is unlikely to incorporate any form of renewable energy	N/A
24	N	-	The site is principally north facing so is unlikely to be able to benefit from passive solar gain	N/A
25	Y	+	The site is within 400m of community/commercial facilities and is on a bus route which is anticipated will encourage sustainable travel	N/A
26	N	=	Given existing provision, planning gain towards sustainable travel is not likely to be required	N/A
27	Y	=	The site lies adjacent to the Ardersier Conservation Area	Development should not ensure no negative impact on the setting of the Conservation Area
28	N	=	There are no Listed Buildings within or close to the allocation	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A

30	N	=	There are no sites identified in the HER within or close to the site	N/A
31	N	=	There are no Scheduled Monuments within or near the site	N/A
32	N	=	The site is not within or adjacent to any landscape designations	N/A

33	N	=	Significant impact on local landform is not anticipated however development may intrude on the landscape	Good siting and design will be required
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	=	The site is not allocated in the adopted Local Plan	N/A
36	Y	=	There will be a need for street lighting in the interests of safety which would contribute to light pollution, however not significantly	Minimal use of street lighting

**Site Reference: H2 - South of B9006**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					This site has potential connectivity with the Inner Moray Firth SPA/Ramsar	No adverse effect on the Inner Moray Firth SPA/Ramsar
2	Y/N			=					There may be protected species within the site	A protected species survey may be required to highlight appropriate mitigation measures
3	Y/N			-					The site may affect the existing green network given it predominantly consists of undeveloped land. Development of the site is therefore likely to disrupt the present green network.	Additional planting would be required as part of development of the site
4	Y			+					There may be some opportunity to allow people to come into contact with the natural environment given that the site is located next to areas of open space	N/A
5	Y			=					Off site road improvements are likely to be required to ensure suitable access – these may contribute to road safety	N/A
6	Y			+					It will be necessary to have good road safety measures as part of the design and layout of the site. These will include pedestrian links and footpaths and cycle routes. Home zone principles could also be incorporated	N/A
7	Y			-					Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the operational hours increased. The site is within the Airport Safeguarding zone.	HIAL may need to be consulted if the proposal progresses
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will affect an area of open space however this is not considered usable – it is also likely that additional areas of open	N/A

			space will be created as part of development of the site	
10	<b>N</b>	=	The site will not affect any Core Paths, access opportunities or rights of way	N/A
11	<b>Y/N</b>	-	The site is Greenfield in nature – development would involve loss of greenfield land	N/A
12	<b>N</b>	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	<b>Y</b>	--	Development of the site would result in loss of land classed as prime agricultural land	N/A
14	<b>N</b>	=	The site is not located with an area of peatland	N/A
15	<b>N</b>	=	The site will not have any affect on the viability of any crofting unit	N/A
16	<b>Y</b>	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	N/A
17	<b>N</b>	=	The site is unlikely to involve any significant changes to land form or levels	N/A
18	<b>N</b>	=	There are no watercourse, lochs/sea within or adjacent to the site	N/A
19	<b>Y</b>	=	Services are available close to or within the site therefore it is assumed a connection can be made to both	N/A
20	<b>N</b>	=	The site itself is unlikely to have an adverse impact on air quality however it is anticipated that an increase in traffic as a result of development may have a slight negative affect	Maximising of active travel links to reduce traffic generation
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	It is unlikely the site will be affected by coastal erosion	N/A
23	<b>N</b>	-	The site is unlikely to incorporate any form of renewable energy	N/A
24	<b>N</b>	-	The site is principally north facing so is unlikely to be able to benefit from passive solar gain	N/A
25	<b>Y</b>	+	The site is within 400m of community/commercial facilities and is on a bus route which is anticipated will encourage sustainable travel	N/A
26	<b>N</b>	=	Given existing provision, planning gain towards sustainable travel is not likely to be required	N/A
27	<b>Y</b>	=	The site lies adjacent to the Ardersier Conservation Area	Development should not ensure no negative impact on the setting of the Conservation Area
28	<b>N</b>	=	There are no Listed Buildings within or	N/A

			close to the allocation	
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A
30	N	=	There are no sites identified in the HER within or close to the site	N/A
31	N	=	There are no Scheduled Monuments within or near the site	N/A
32	N	=	The site is not within or adjacent to any landscape designations	N/A
33	N	=	Significant impact on local landform is not anticipated however development may intrude on the landscape	Good siting and design will be required
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	=	The site is not allocated in the adopted Local Plan	N/A
36	Y	=	There will be a need for street lighting in the interests of safety which would contribute to light pollution, however not significantly	Minimal use of street lighting

**Site Reference: H4 – Adjacent to Football Ground**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				<p>The site is within close proximity to an SSSI designation (Ardersier Glacial Deposits) which lies to the north east of the site.</p> <p>This site has potential connectivity with the Inner Moray Firth SPA/Ramsar</p>	<p>Mitigation measures to ensure the integrity of the designation is maintained will be required – consultation with the relevant organisations may be required in the first instance.</p> <p>Ensure no adverse effect on the Inner Moray Firth SPA/Ramsar</p>
2	Y/N			=					<p>There may be protected species within the site, particularly given its proximity to the natural heritage designations outlined in Q1 above</p>	<p>A protected species survey may be required to highlight appropriate mitigation measures</p>
3	Y/N				-				<p>The site may affect the existing green network given it predominantly consists of woodland. Development of the site is therefore likely to disrupt the present green network.</p>	<p>Consultation with the relevant organisations may be required to discuss appropriate mitigation measures. Given the loss of woodland anticipated with development of the site, it is likely that compensatory planting would be required.</p>
4	Y				+				<p>There may be some opportunity to allow people to come into contact with the natural environment given that the site is located next to large area of woodland</p>	N/A

5	N	=	Off site road improvements are not likely to be required given the size of the site	N/A
6	Y	+	It will necessary to have good road safety measures as part of the design and layout of the site. These will include pedestrian links and footpaths and cycle routes	N/A
7	Y	-	Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the operational hours increased. The site is within the Airport Safeguarding zone.	HIAL may need to be consulted if the proposal progresses
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will affect an area of open space – it is likely that additional areas of open space will be created as part of development of the site	N/A
10	Y	=	A path identified in the Council's Core Path Plan (Ardersier Coastal Path) runs through the site	Development should either maintain the path or reroute to ensure public access through the site is maintained.
11	Y/N	-	The site is Greenfield in nature – development would involve loss of woodland	N/A
12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N	=	The site is not on any land identified as being good quality	N/A
14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments SG	N/A
17	N	=	The site is unlikely to involve any significant changes to land form or levels	N/A
18	N	=	There are no watercourse, lochs/sea within or adjacent to the site	N/A
19	Y	=	Services are available close to or within the site therefore it is assumed a connection can be made to both	N/A
20	N	=	The site itself is unlikely to have an adverse impact on air quality however it is anticipated that an increase in traffic as a result of development may have a slight negative affect	Maximising of active travel links to reduce traffic generation
21	Y	-	Around 50% of the site is within an area identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map (coastal flooding)	Flood Risk Assessment may be required to identify whether the site itself is at risk of flooding and highlight mitigation

				measures where required
22	Y	=	Given its location within close proximity to the natural coast, the site may be at risk from coastal erosion or natural coastal processes	As above – a FRA may be required to identify appropriate mitigation measures in this regard
23	N	-	The site is unlikely to incorporate any form of renewable energy	N/A
24	N	-	The site is principally north facing so is unlikely to be able to benefit from passive solar gain	N/A
25	Y	+	The site is within 400m of community/commercial facilities and is on a bus route which is anticipated will encourage sustainable travel	N/A
26	N	=	Given existing provision, planning gain towards sustainable travel is not likely to be required	N/A

27	Y	=	The site lies adjacent to the Ardersier Conservation Area	Development should not ensure no negative impact on the setting of the Conservation Area
28	N	=	There are no Listed Buildings within or close to the allocation	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A
30	N	=	There are no sites identified in the HER within or close to the site	N/A
31	N	=	There are no Scheduled Monuments within or near the site	N/A
32	N	=	The site is not within or adjacent to any landscape designations	N/A
33	N	=	Significant impact on local landform is not anticipated however development may intrude on the landscape	Good siting and design will be required
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	=	The site is not allocated in the adopted Local Plan	N/A
36	Y	=	There will be a need for street lighting in the interests of safety which would contribute to light pollution, however not significantly	Minimal use of street lighting

**Auldearn**

**Site Reference: Auldearn – H1(a)**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	?	+ / -		
1	N			=					The site is not inside or likely to affect any natural heritage designation or area identified for its importance to nature conservation.  No part of the site is within or likely to affect non-statutory features identified as being of nature conservation importance	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to ensure any negative effect can be effectively mitigated
3	Y				+				Proposed to provide paths linking to the south and east with the natural features beyond.  Open space, tree planting and landscaping around the margins of the development area.	N/A
4	Y				-				It is unlikely the proposal will result in opportunities for people to come into contact with nature/natural environments.	N/A
5	N				-				There is not likely to be any off site road improvements that will contribute to road safety given the size of the site. Transport Scotland have advised a Traffic Assessment will be required given the impact of the site on the strategic road network.	Traffic Assessment would be required to identify how mitigation could be provided
6	Y				+				There is scope to incorporate road safety measures within the development such as speed bumps or home zones	N/A
7	Y				-				The site is within consultation zone for high pressure gas pipeline	Consultation with HSE required.  Buffer/setback from development would be required.
8	N				=				There are no contaminated land issues affecting the site	N/A
9	N				=				The site will not impact on any existing usable open space e.g. parks/playing fields.	Opportunities to create areas of open space as part of development of site
10	N				=				The site is unlikely to impact on any core paths or right way	Opportunities to connect to existing core path or create additional paths as part of development
11	N				=				The site is not identified in the Scottish	N/A

			Government's Vacant and Derelict Land Survey. The site would develop greenfield/agricultural land	
12	N	=	It is unlikely the site will have any impact on geodiversity in the area	N/A
13	N	=	The site is not within an area identified as Prime Agricultural Land (i.e. grade 3.1 or above)	N/A
14	N	=	It is unlikely that the site will impact on any peatland	N/A
15	N	=	The site does not contain any features identified in the HER	N/A
16	Y	+	Waste will be expected to be dealt with in line with the Council's Managing Waste in New Developments SG to ensure it is managed sustainably. This includes ensuring adequate space for kerbside collection	N/A
17	N	-	The development may result in changes to landform and level which may result in changes to rate, quantity, quality of surface water run-off and groundwater on or off site	Development should ensure soil conditions are suitable for soakaway
18	Y	-	There is a watercourse located to the north of the site	Development should ensure no culverting or channelling of the existing watercourse
19	N	-	Connection can be made to the public water supply system however no connection to the public waste water system is available	Private waste water treatment required
20	Y	-	The site is not located within close proximity to any major centres of employment and is likely to result in significant traffic generation which may impact on local air quality	Active travel links should be encouraged/ extension of bus route and provision of bus stops would be required
21	Y	--	A significant proportion of the site is identified on SEPA's 1 in 200 year flood risk map	Flood Risk Assessment would be required to demonstrate adequate mitigation from flooding is achievable.
22	N	=	It is unlikely that the site will affect or be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There is scope to provide a form of renewable energy as part of development of the site	N/A
24	N	-	The site has a largely northerly aspect	Siting of units set back from woodland
25	N	-	It is unlikely that the site will encourage active travel due to its location and a lack of community/commercial facilities within its locale	Strong encouragement of active travel links – see also q.20
26	Y	=	A financial contribution may be sought towards improvement of active travel links to encourage more sustainable travel patterns – for example, a contribution to a local bus route	N/A
27	N	=	The site is not inside or likely to affect the character of a confirmed Conservation Area	N/A
28	N	=	There is no listed building or a part of the setting 'area' of a listed building within the site	N/A
29	N	=	No part of the site is inside the outer boundary of an Inventory entry and the site will not affect the setting of an entry	N/A
30	N	=	The site does not contain any features identified in	N/A

			the HER, however it is located within the boundary of the Battlefield Inventory	
31	<b>N</b>	=	There is no SAM within the site boundary and no SAM will be affected as a result of development of the site	N/A
32	<b>N</b>	=	The site is not likely to result in the removal of valued landscape features and is not located/would not affect an NSA or SLA	N/A
33	<b>N</b>	=	The site is unlikely to have a significant impact on local landform/ impact on scenic views	N/A
34	<b>N</b>	=	The site is not within or likely to affect an area of wild land	N/A
35	<b>N</b>	-	The site is not within any identified settlement boundary or allocated for any use in the adopted local plan	N/A
36	<b>Y</b>	-	It is likely that there will be some impact on light pollution levels as a development of this nature will require street lighting however this is not likely to be significant	N/A

Site Reference: Auldearn – H1(a)

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		+	+	=	-	-	?	+/-		
1	N			=					The site is not inside or likely to affect any natural heritage designation or area identified for its importance to nature conservation.  No part of the site is within or likely to affect non-statutory features identified as being of nature conservation importance	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to ensure any negative effect can be effectively mitigated
3	Y				+				Proposed to provide paths linking to the south and east with the natural features beyond.  Open space, tree planting and landscaping around the margins of the development area.	N/A
4	Y					-			It is unlikely the proposal will result in opportunities for people to come into contact with nature/natural environments.	N/A
5	N					-			There is not likely to be any off site road improvements that will contribute to road safety given the size of the site. Transport Scotland have advised a Traffic Assessment will be required given the impact of the site on the strategic road network.	Traffic Assessment would be required to identify how mitigation could be provided
6	Y						+		There is scope to incorporate road safety measures within the development such as speed bumps or home zones	N/A
7	Y							-	The site is within consultation zone for high pressure gas pipeline	Consultation with HSE required.  Buffer/setback from development would be required.
8	N							=	There are no contaminated land issues affecting the site	N/A
9	N							=	The site will not impact on any existing usable open space e.g. parks/playing fields.	Opportunities to create areas of open space as part of development of site
10	N							=	The site is unlikely to impact on any core paths or right way	Opportunities to connect to existing core path or create additional paths as part of development
11	N							=	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. The site would develop greenfield/agricultural land	N/A
12	N							=	It is unlikely the site will have any impact on geodiversity in the area	N/A
13	N							=	The site is not within an area identified as Prime Agricultural Land (i.e. grade 3.1 or above)	N/A

14	N	=	It is unlikely that the site will impact on any peatland	N/A
15	N	=	The site does not contain any features identified in the HER	N/A
16	Y	+	Waste will be expected to be dealt with in line with the Council's Managing Waste in New Developments SG to ensure it is managed sustainably. This includes ensuring adequate space for kerbside collection	N/A

17	N	-	The development may result in changes to landform and level which may result in changes to rate, quantity, quality of surface water run-off and groundwater on or off site	Development should ensure soil conditions are suitable for soakaway
18	Y	-	There is a watercourse located to the south of the site	Development should ensure no culverting or channelling of the existing watercourse
19	N	-	Connection can be made to the public water supply system however no connection to the public waste water system is available	Private waste water treatment required
20	Y	-	The site is not located within close proximity to any major centres of employment and is likely to result in significant traffic generation which may impact on local air quality	Active travel links should be encouraged/ extension of bus route and provision of bus stops would be required
21	Y	--	A significant proportion of the site is identified on SEPA's 1 in 200 year flood risk map	Flood Risk Assessment would be required to demonstrate adequate mitigation from flooding is achievable.
22	N	=	It is unlikely that the site will affect or be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There is scope to provide a form of renewable energy as part of development of the site	N/A
24	N	-	The site has a largely northerly aspect	Siting of units set back from woodland
25	N	-	It is unlikely that the site will encourage active travel due to its location and a lack of community/commercial facilities within its locale	Strong encouragement of active travel links – see also q.20
26	Y	=	A financial contribution may be sought towards improvement of active travel links to encourage more sustainable travel patterns – for example, a contribution to a local bus route	N/A
27	N	=	The site is not inside or likely to affect the character of a confirmed Conservation Area	N/A
28	N	=	There is no listed building or a part of the setting 'area' of a listed building within the site	N/A

29	N	=	No part of the site is inside the outer boundary of an Inventory entry and the site will not affect the setting of an entry	N/A
30	N	=	The site does not contain any features identified in the HER, however it is located within the boundary of the Battlefield Inventory	N/A
31	N	=	There is no SAM within the site boundary and no	N/A

			SAM will be affected as a result of development of the site	
32	<b>N</b>	=	The site is not likely to result in the removal of valued landscape features and is not located/would not affect an NSA or SLA	N/A
33	<b>N</b>	=	The site is unlikely to have a significant impact on local landform/ impact on scenic views	N/A
34	<b>N</b>	=	The site is not within or likely to affect an area of wild land	N/A
35	<b>N</b>	-	The site is not within any identified settlement boundary or allocated for any use in the adopted local plan	N/A
36	<b>Y</b>	-	It is likely that there will be some impact on light pollution levels as a development of this nature will require street lighting however this is not likely to be significant	N/A

**Avoch**

**Site Reference: H4, Avoch**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that develop of the site will affect the green network as the site contains woodland. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of woodland to the south	N/A
5	N			=					Given the size and location of the site it is unlikely that off site road improvements will be required as part of development of the site	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A

9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution	N/A

21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	<b>Y</b>	+	The site is largely sheltered from the prevailing wind as a result of surrounding trees and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>N</b>	=	The site is within 400m of the primary school however slightly outwith 400m straight line distance of the village centre	Strong active travel links to be incorporated into the site
26	<b>Y</b>	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops/ safe routes to school to encourage modal shift	N/A
27	<b>N</b>	=	The site is not within or likely to affect any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Building and/or its setting	N/A
29	<b>Y</b>	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not impact on any sites in the HER	N/A
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>N</b>	=	The site is not located within any landscape designations and is not considered to have any landscape/visual impact	
33	<b>Y/N</b>	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend	N/A

			on the detailed site layout	
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing use in the Ross and Cromarty East Local Plan	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H5, Avoch**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation. The site is within close proximity to the Moray Firth SAC however no negative impact is anticipated	N/A
2	Y/N			=					There may be protected species in the area	This is likely to have been addressed through the planning application process
3	Y			=					It is unlikely that the site will impact on the existing green network of the area. Development of the site will be expected to create additional green space in line with the Council's supplementary guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located next to an area of woodland to the north	N/A
5	N			=					Given the size and location of the site it is unlikely that off site road improvements will be required as part of development of	N/A

			the site	
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/Y	=	The site is greenfield in nature however is partially developed	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any	N/A

			soil or drainage issues	
18	<b>N</b>	=	There are no watercourses, lochs or sea within the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	<b>Y</b>	+	The site is largely sheltered from the prevailing wind as a result of surrounding trees and has a principal south easterly facing aspect	Design of buildings to take account of solar orientation
25	<b>N</b>	=	The site is outwith 400m of community facilities	Strong active travel links to be incorporated into the site
26	<b>Y</b>	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops/ safe routes to school to encourage modal shift	N/A
27	<b>N</b>	=	The site is not within or likely to affect any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Building and/or its setting	N/A
29	<b>Y</b>	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not impact on any sites in the HER	N/A

31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations. There may be some landscape/impact as the site is sloping	
33	Y/N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing use in the Ross and Cromarty East Local Plan. The site also has planning permission.	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H6, Avoch**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation. The site is in close proximity to the Moray Firth SAC however no negative impact is anticipated.	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site may have some impact on the existing	N/A

			green network of the area as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	
4	Y	+	The site may provide some opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside to the north	N/A
5	Y	=	It is unlikely that off site road improvements will be required as part of development of the site	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally

14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses, lochs or sea within the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution.	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	<b>Y</b>	=	The site is largely south facing however is unlikely to be sheltered from the prevailing wind	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site within 400m straight line distance of the village centre/community facilities in the centre of the village	N/A
26	<b>Y</b>	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops/ safe	N/A

			routes to school to encourage modal shift	
27	<b>N</b>	=	The site is not within close proximity to the Avoch Conservation Area	Consultation with the relevant Council department may be required to ensure no negative impact on the setting of the Conservation Area
28	<b>N</b>	=	The site will not impact on any Listed Building and/or its setting	N/A
29	<b>Y</b>	=	The site may impact will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	-	A monument site identified in the HER runs through the site at the western side	Consultation with the relevant Council department may be required to ensure development does not adversely affect the HER site
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations however may have a landscape/visual impact	N/A
33	<b>Y/N</b>	-	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout. Some re-contouring may be required as part of development of the site	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	+	The site is outwith the current settlement boundary and not allocated for any housing use in the Ross and Cromarty East Local Plan	N/A
36	<b>Y/N</b>	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: H7, Avoch

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation. The site includes a small portion of and is located next to an area of Long Established Woodland to the north	Consultation with SNH to identify appropriate mitigation/appropriate setback or buffer from development
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that develop of the site will affect the green network as the site contains woodland. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of woodland to the north	N/A
5	Y				+				It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety – for example, widening/upgrading of Rosehaugh East may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no bad neighbour or physical constraints in or within close proximity to	N/A

			the site	
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>N</b>	=	There is a Core Path within the Rosehaugh Estate located to the southern boundary of the site however this is not likely to be adversely impacted as a result of development. The site is not likely to impact on any other rights of way or access opportunities	Development of the site should ensure the Core Path is maintained and provide a connection where possible
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses, lochs or sea	N/A

			within the site	
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as a result of surrounding trees and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	N	=	The site is outwith 400m straight line distance of the village centre	Strong active travel links to be incorporated into the site
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops/ safe routes to school to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site may impact on a site identified in the Inventory of Gardens and Designed Landscapes located to the west of the site	Consultation with the relevant organisation to ensure no adverse impact on the site/ appropriate buffer or setback
30	N	=	The site will not impact on any sites in the HER	N/A

31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations however it is considered that there is potential for high landscape and visual impacts as a result of development of the site	Development of the site would need to be supported by a Landscape and Visual Impact Assessment to identify measures to mitigate any adverse landscape/visual impact
33	Y/N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	-	The site is outwith the current settlement boundary and not allocated for any use in the Ross and Cromarty East Local Plan	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H8, Avoch**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation.	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that develop of the site will affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of	N/A

			open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to areas of open countryside to the south and west	N/A
5	Y	+	Given the size of the site it is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A

15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution. The site is also located on a bus route which it is considered could reduce reliance on private car usage	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	=	The site is largely unsheltered from the prevailing wind and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site within 400m straight line distance of the school however other community/commercial facilities are outwith this distance	N/A
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patters – this may	N/A

			include extension of bus route into the site/provision of additional bus stops/ safe routes to school to encourage modal shift	
27	<b>N</b>	=	The site is not within or likely to affect any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Building and/or its setting	N/A
29	<b>Y</b>	=	The site may impact will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site contains one HER (Muiralehouse flint) and another is located to the south east of the site (Cemetery)	Consultation with the relevant Council department may be required to ensure mitigation can be provided to protect both sites from any adverse impact from development
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>N</b>	--	The site is not located within any landscape designations however may have significantly high landscape and visual impact, particularly given that is a large site which is highly visible from the A832. This may have a significantly negative effect on the character and setting of Avoch	Landscape and Visual Assessment may be required to assess the full extent of landscape/visual impacts
33	<b>Y/N</b>	-	Development of the site will change the landform from rural to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site is outwith the current settlement boundary and is not allocated for any use in the Ross and Cromarty East Local Plan	N/A
36	<b>Y/N</b>	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting



Beauly  
Site Reference: H1 – Tomich Holdings

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site lies approximately 800m north of the Inner Moray Firth Ramsar and Special Protection Area and Beauly Firth Site of Special Scientific Interest	Habitats Regulation Appraisal required to assess any impacts on these designations
2	N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y				=				The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N				=				There are no known bad neighbour uses nearby	N/A
8	N				=				There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N				=				The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/Y				-				The site is greenfield in nature	N/A
12	N				=				The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y				-				The site is likely to result in the loss of soil and the entire site is prime agricultural	Re-use of soil within the site where possible

			land	
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	=	Historically straightened and partly culverted minor watercourse traverses the northern corner of the site	Request deculverting where appropriate and allow space for restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	Whilst no part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map, a small watercourse traverses the northern corner of the site	Flood Risk Assessment may be required if development is proposed close to the watercourse, however this could be adequately dealt with by allocating greenspace or a buffer zone in vicinity of the watercourse
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation

25	Y	=	The site lies approximately 2km from the village centre and adjacent to bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. However development of this site is likely to result in landscape and visual impacts, including contrast with landscape pattern and distinction of Beauly settlement. Tree Preservation Order on eastern boundary may be affected	Landscape and Visual Impact Assessment may be required. Landscape Framework may be required. Retain trees protected by Tree Preservation Order
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N/ N	-/-	The site is outwith the Beauly settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H5 – Land to South West of Croyard Road**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site lies approximately 600m west of the Inner Moray Firth Ramsar and Special Protection Area and Beauly Firth Site of Special Scientific Interest	Habitats Regulation Appraisal required to assess any impacts on these designations
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development

3	Y	=	The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A

7	Y	-	The western boundary of the site is formed by the Dingwall to Inverness Railway	Noise Assessment may be required to identify any necessary mitigation measures
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path traverses the southern boundary of the site	Provide connection to core path where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	-	The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	=	Historically straightened minor water	Allow space for

			courses lie within and close to the boundaries of the site	restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	Whilst no part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map, the Bridgend Burn forms the southern boundary of the site and there are a number of other small watercourses on other boundaries and through the site. The site has very flat topography where drainage is historically an issue.	Flood Risk Assessment and Drainage Impact Assessment required, outcome may limit the scale and layout of development on the site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is likely to be sheltered from prevailing south west winds by a mature tree belt to the south west boundary. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	+	The site lies approximately 300m from the village centre and from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A

31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. However a development of this scale is likely to have high landscape and visual impacts, contrasting to landscape character, including setting of Beauty. Key views from crofting area to north and from railway. Treed avenues at the sites boundary are valued landscape features which should be retained	Landscape and Visual Impact Assessment may be required. Landscape Framework may be required. Retention of mature trees where possible.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the Beaully settlement boundary in the Inverness Local Plan and but is designated for amenity use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H6 Rullich**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The site lies approximately within Long Established Woodland as such it may result in the loss of some trees	Woodland Management Plan may be required
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y			+					There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for	N/A

			creating a safer environment for both.	
7	Y	-	Overhead power lines traverse the site	Minimum clearance to be maintained between conductors, ground, roads, trees and objects on which a person may stand
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	=	Historically straightened minor watercourse on boundary of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	Whilst no part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map, a small watercourse traverses the northern	Careful consideration of drainage needed due to steep site and development downstream

			boundary of the site.	where drainage has been an issue in the past
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	<b>Y</b>	=	The site lies approximately 1.8km from the village centre and bus stops from which local services operate	N/A
26	<b>Y</b>	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	-	A archaeological site identified on the Historic Environment Record lies within the site a building named Ruilich	N/A
31	<b>N</b>	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	<b>Y</b>	=	The site will not affect any landscape designations. As the site lies within woodland key views are unlikely to be affected. However development may impact on crofting landscape character. Sensitive visibility from A862 and contrast to landscape pattern.	Woodland Management Plan may be required.
33	<b>N</b>	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N/ N</b>	-/-	The site is outwith the Beauly settlement boundary in the Inverness Local Plan	N/A
36	<b>Y</b>	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: C1 Barnyards

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site lies adjacent to the Inner Moray Firth Ramsar and Special Protection Area and Beaully Firth Site of Special Scientific Interest	Habitats Regulation Appraisal required to assess any impacts on these designations
2	N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y				=				The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				=				Dependant upon the proposed nature of the use there may be scope for road safety measures as part of the development of the site	N/A
7	N				=				There are no known bad neighbour uses nearby	N/A
8	N				=				There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	N				=				The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/Y				-				The site is greenfield in nature	N/A
12	Y				-				This site is within a Geological Conservation Review site which may be impacted	Avoid impacts on Geological Conservation Review sites
13	Y				-				The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N				=				The site will not affect any area of peatland	N/A
15	N				=				The site will not affect the viability of any crofting unit	N/A
16	Y				+				Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments	N/A

			including leaving enough space for kerbside collection/recycling	
17	<b>N</b>	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	<b>Y</b>	-	The River Beaully lies close to the southern corner of the site	Allow space for restoration and development of natural processes in the future
19	<b>Y</b>	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	<b>N</b>	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>Y</b>	-	Part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year coastal flood risk map	Flood Risk Assessment likely to be required
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	<b>Y</b>	=	The site lies approximately 250m from the village centre and 300m from bus stops from which local services operate	N/A
26	<b>Y</b>	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	No locally important archaeological sites identified on the Historic Environment	N/A

			Record lie within the site	
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. However development of this site is likely to result in landscape and visual impacts, including contrast with landscape pattern and distinction of Beaulieu settlement.	Landscape and Visual Impact Assessment may be required. Landscape Framework may be required.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N/N	-/-	The site is outwith the Beaulieu settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: B1 North of Railway Station**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site lies approximately 120m west of the Inner Moray Firth Ramsar and Special Protection Area and Beaulieu Firth Site of Special Scientific Interest	Habitats Regulation Appraisal required to assess any impacts on these designations
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is unlikely to affect the present green network as the site is brownfield in nature. Development of the site would be expected to create areas of open/green space	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y			=					Dependant upon the proposed nature of the use there may be scope for road safety measures as part of the development of the site	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	Y				-				There may be contaminated land issues affecting the site as it is a brownfield site	Contaminated Land Report may be required

				to identify any required mitigation measures
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	-	The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	-	The River Beaully lies close to the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore may be sheltered from	Siting and design to ensure appropriate solar

			prevailing winds. The site has a principal southern facing aspect	orientation
25	Y	=	The site lies approximately 750m from the village centre and adjacent to bus stops from which local services operate and adjacent to the rail station	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A

27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Beauly railway station is a locally important archaeological sites identified on the Historic Environment Record that lies within the site	Consultation with relevant internal Council department
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations and is unlikely to affect any key views as there are limited views into and out of the site	N/A
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+/+	The site is within the Beauly settlement boundary in the Inverness Local Plan and allocated for business use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Cawdor**  
**Site Reference: B1 – Home Farm**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Semi-natural woodland is present in the south east of the site.	Suitable layout to avoid impact on the semi-natural woodland.
2	Y			=					There may be protected species present on the site given the size of the site and its proximity to nature environments	Mitigation measures as identified through protected species survey
3	Y				-				The site may affect the existing green network particularly as it includes an area of woodland to the south eastern corner. It is unlikely that the site will provide an opportunity to enhance the green network of the area	Retention of existing woodland wherever possible/additional planting
4	Y				+				The site may provide some opportunity for people to come into contact with a natural environment given its contains an area of woodland within its curtilage.	N/A
5	Y				+				The traffic generating nature of the site would mean off site road improvements would be considered appropriate, particularly widening of the access	N/A
6	Y				+				There is scope to incorporate road safety measures throughout the development if required	N/A
7	N			=					There are no bad neighbour uses nearby	N/A
8	N			=					There are no known contaminating land issues affecting the site	N/A
9	NY				-				The site will develop existing green space located to the south east of the site. Given the proposed use of the site it is unlikely that any additional, usable open space would be created other	N/A
10	Y/N			=					The site features a path identified in the Council's Core Path Plan – any development of the site should therefore ensure that the path can be maintained. It is unlikely the site will create any additional access opportunities	N/A
11	N/Y				-				The site is predominantly greenfield in nature and includes farm buildings and land currently used for agricultural purposes as well as existing	It will be important to ensure best use of the site including any conversion of existing buildings
12	N			=					The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N/Y				-				The site will result in the loss of some soil	Development of the site

			however this is not classified as prime land	should ensure that any soil excavated will be re-used within the site itself or locally
14	N	+	The site is not within or functionally connected to any area of peatland and would not result in the removal of peat	N/A
15	N	+	The site will not result in any loss of inbye crofting land or common grazing land	N/A
16	Y	+	The site offers opportunity to deliver sustainable waste management in line with the Council's Managing Waste in New Developments SG including ensuring enough space for kerbside collection	N/A

17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	Y	=	The site does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	Y	+	It is assumed a connection to both systems can be made given that development exists on the site at present	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	Y	=	The site is not located within or within close proximity to an area identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	This area has been designated as open space
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	Y	+	There is scope to include some form of renewable energy as part of development of the site although this is likely to be limited	N/A
24	Y	+	The site has a principal south facing aspect	N/A
25	Y	--	The site is within a reasonable distance to the village centre however it is detached from the existing pattern of development and is unlikely to encourage walking or cycling. The site proposes business use however it is unlikely to encourage sustainable travel from existing residential areas given its location outwith the village	N/A

26	Y	+	The site provides an opportunity to provide a financial contribution to encouraging sustainable travel patterns	N/A
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27	Y	-	The site is partially located within the Cawdor Conservation Area	New development should be in keeping with the established village character wherever possible. Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
28	Y	-	The Home Farm building is Grade B Listed	Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated – conversion of as much of the original building as possible
29	N	-	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes.	N/A
30	Y	-	The Home Farm building is also in the recorded in the HER as well as being Grade B Listed	Consultation with the relevant Council departments/ organisations may also be required to ensure adverse effects are mitigated
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site and it is understood that landscaping proposals are already in place as part of the original outline planning consent	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	Y	--	The site is located significantly outwith the settlement boundary of the adopted plan and is considered detached from Cawdor itself. The site is allocated for business use in the adopted plan	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

## Conon Bridge

Site Reference: H1

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage or area identified for importance to nature conservation	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					Development of the site may affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to an area of open space located to the east	N/A
5	Y				+				It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A

9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site however the site is within relatively close proximity to the River Conon	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car	N/A

			travel contributing to air pollution. The site is also located on a bus route which it is considered could reduce reliance on private car usage	
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map however is located within close proximity to an area at risk of flooding from the River Conon	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	<b>Y</b>	+	The site is largely sheltered from the prevailing wind as a result of surrounding trees and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	++	The site within 400m straight line distance of the village centre/community facilities including primary school. The site is also located within close proximity to a cycle path within the national cycle network	N/A
26	<b>Y</b>	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops/ safe routes to school to encourage modal shift	N/A
27	<b>N</b>	=	The site is not within or likely to affect any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Building and/or its setting	N/A
29	<b>Y</b>	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not impact on any sites in the HER	N/A
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A

32	N	=	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	N/A
33	Y/N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	++	The site is within the current settlement boundary and is allocated for housing use in the Ross and Cromarty East Local Plan. The site also has a planning permission	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: Conon Bridge NS11, North of Windsor Place**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site has likely connectivity to both the Conon Islands SPA and the Lower Conon SSSI, Cromarty Firth SPA.	Developer requirement stating that the development would be required to connect to the public sewer and that SuDS would be required as part of the development.
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	Development of the site may affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance
4	Y	+	The site may provide an opportunity for people to come into contact with	Footpath Linkages should be provided to ensure

			nature/natural environments as it is located within close proximity to an area of open space located to the east	adequate linkage to the nearby open space.
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	Y	+	There is scope to incorporate road safety measures, such as designing streets principles, as part of development of the site	Developer requirement to ensure the delivery of designing street principles.
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	Developer requirement to be include in relation to open space provision in line with the Open Space in New Residential Development: Supplementary Guidance
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	N	-	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Developer requirement to be include in relation to waste provision in line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site however the site is within relatively close proximity to the River Conon	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution. The site is also located on a bus route which it is considered could reduce reliance on private car usage	Adequate footpath connections allowing safe walking and cycling routes to the village centre and the school should be a developer requirement.
21	N	-	A small section of the site is at risk of fluvial flooding in SEPA's 1 in 200 year flood risk map.	A flood risk assessment will be required.
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind and housing could be orientated to have a south facing aspect.	Design of buildings to take account of solar orientation
25	Y	-	The site over 400m straight line distance of the village centre/community facilities including primary school. The site is located within close proximity to a cycle path within the national cycle network	Connections would be required to the existing walking and cycling network.
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops/ safe routes to school to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any sites in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	-	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	Tree planting would be required to screen the development from the trunk road for both noise and visual impact.
33	Y/N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan.	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of	Restricted use of street lighting

			safety which may contribute to light pollution	
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**Site Reference: Conon Bridge NS56, Land Comprising Drouthy Duck and surrounding land to the west**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site has likely connectivity to both the Conon Islands SAC and the Lower Conon SSSI.	Developer requirement stating that the development would be required to connect to the public sewer and that SuDS would be required as part of the development.
2	Y/N	=	There may be protected species in the area	N/A
3	N	+	Development of the site is unlikely to affect the existing green network of the area as it is a developed site.	N/A
4	N	=	The site is unlikely to provide an opportunity for people to come into contact with nature/natural environments.	Footpath connections will be required to enable access to open space.
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	Y	+	There is scope to incorporate road safety measures, such as designing streets principles, as part of development of the site	Developer requirement to ensure the delivery of designing street principles.
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	Developer requirement to be include in relation to open space provision in line with the Open Space in New Residential Development: Supplementary Guidance
10	Y	=	A Core Path identified in the Council's Core Path Plan is located along the north to east boundary of the site (Riverside to Old Fish Factory track)	Connection to this path must be created/retained as part of any development on the site.
11	Y	+/-	The Drouthy Duck is currently still in use. Development of the wider site would result in a mix of redevelopment and the use of greenfield land.	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A

13	N	=	It is unlikely that the site will result in a significant loss of any soil	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Developer requirement to be include in relation to waste provision in line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site however the site is within relatively close proximity to the River Conon	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within the village centre which may reduce car travel contributing to air pollution. The site is also located within close proximity to a bus route which it is considered could reduce reliance on private car usage. The site itself will also provide continue existing community/commercial facilities	N/A
21	N	-	The site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map. However existing use sought for retention. This does not pose an issue for the retention of the existing use but for any further development on the site a flood risk assessment would be required.	Flood Risk Assessment Required to identify any required flood risk mitigation.
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	N	-	Quite exposed and principal aspect poor	N/A
25	Y	++	The site is within 400m straight line distance of the village centre/community facilities. The site itself will also provide continue existing community/commercial facilities	N/A
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patters – this may include extension of bus route into the site/provision of additional bus stops to encourage modal shift	N/A

27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site contains Drouthy Duck C listed building and is opposite B listed hotel.	Sensitive refurbishment of the Listed Building.
29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any site identified in the HER	
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	N/A
33	N	=	The continued use of the site will not impact on landform, however further development to the rear of the Drouthy Duck would change the landform of the site albeit will not be significant as it is at the urban fringe.	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is partly within the current settlement boundary and is allocated for housing use in the Ross and Cromarty East Local Plan.	N/A
36	N	=	It is unlikely that continued use of the site will require additional street lighting. Further development to the rear of the Drouthy Duck will require a level of street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: Conon Bridge NS12, Land at Junction of B913 and A835(T)**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	N	=	It is not likely that the site has connectivity to any of the designated sites in the area.	N/A
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	Development of the site may affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance

4	Y	-	No open space is located near by and given the proposed use it is unlikely that fit for purpose open spaces would be located within this development.	Footpath Linkages should be provided to ensure linkages to the nearby open space.
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	Y	+	There is scope to incorporate road safety measures as part of development of the site	Developer requirement to ensure the delivery of road safety measures.
7	Y	=	There are some further industrial units close to the site but the proposed use would be compatible with them. The proposed use itself may be considered a bad neighbour use to the existing housing in the area.	An appropriate development setback will be required to ensure no detrimental effect to the existing residential development.
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	=	While the site itself will not effect and fit for purpose open space, it is also unlikely to provide any as part of the development due to the proposed use.	N/A
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	N	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit as the site has already been decrofted.	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Developer requirement to be include in relation to waste provision in line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	-	A field drain runs along the western boundary of the site.	The route of the existing field drain should be safeguarded and not culverted.
19	Y	=	Both systems exist close to site therefore	N/A

			it is assumed a connection can be made	
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution. The site is also located on a bus route which it is considered could reduce reliance on private car usage	Adequate footpath connections allowing safe walking and cycling routes to the village centre and bus stop should be a developer requirement.
21	N	=	This site is not shown at risk of flooding on the SEPA 1 in 200 year indicative flood risk mapping.	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind and development could be orientated to have a south facing aspect.	Design of buildings to take account of solar orientation
25	Y	-	The site over 400m straight line distance of the village centre. The site is located within close proximity to a cycle path within the national cycle network	Connections would be required to the existing walking and cycling network.
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops/ safe routes to school to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any sites in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	-	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	Tree planting would be required to screen the development from the trunk road for both noise and visual impact.
33	Y/N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	-	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and safeguarded as amenity land for the setting of the settlement.	N/A
36	Y/N	-	It is likely that development of the site will	Restricted use of street

			include street lighting in the interests of safety which may contribute to light pollution	lighting
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### Conon Bridge

The following site was deleted from the Plan post Examination.

#### Site Reference: CB3 Land to South West of High Street

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage or area identified for importance to nature conservation. The site is within close proximity to the River Conon SAC however no negative impact is anticipated	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					Development of the site may affect the green network as the site however development would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to the River Conon	N/A
5	N				+				Some off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles or other traffic calming measures, as part of development of the site	N/A
7	N			=					There are no bad neighbour or physical	N/A

			constraints in or within close proximity to the site	
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in some loss of usable open space however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>Y</b>	=	A Core Path identified in the Council's Core Path Plan is located along the eastern boundary of the site	Development should maintain and incorporate this Core Path
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	It is likely that the site will result in loss of soil, the majority of the site is classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses, lochs or sea within the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	Y	+	The site is within the village centre which may reduce car travel contributing to air pollution. The site is also located within close proximity to a bus route which it is considered could reduce reliance on private car usage. The site itself will also provide new community/commercial facilities	N/A
21	N	-	The site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	Development of the site may need to be supported by a Flood Risk Assessment which may determine the nature of the uses appropriate for the site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	++	The site is within 400m straight line distance of the village centre/community facilities including primary school. The site will also provide new community/commercial facilities	Strong active travel links to encourage walking/cycling to the village centre
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops/ safe routes to school to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A

30	<b>N</b>	=	The site will not impact on any site identified in the HER	N/A
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>N</b>	=	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	N/A
33	<b>Y/N</b>	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout, however it is in keeping with the surrounding pattern of development	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	+	The site is within the current settlement boundary and is allocated for housing use in the Ross and Cromarty East Local Plan.	N/A
36	<b>Y/N</b>	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Contin

**Site Reference: H4 Kinnaharid Farm**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site lies close to and may affect the Conon Islands Site of Special Scientific Interest and Lower River Connon Special Area of Conservation	Appraisal of any impacts upon these designations may be required
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located in close proximity to open areas of countryside	N/A
5	Y			=					Off site road improvements may be required for example a footway connection to the village centre	Footway connection to village centre
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known bad neighbourhood uses near the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's	N/A

			Open Space in New Residential Developments Supplementary Guidance	
10	Y	=	A path contained in the Highland Path Record lies adjacent to the southern boundary of the site	Provide connection to existing path where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A water course lies to the south of the site	Allow space for development and restoration of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site is over 400m from the village centre which may increase car travel contributing to air pollution	N/A
21	Y	=	A very small area of the site is at risk from fluvial flooding as shown on SEPAs flood map	Flood Risk Assessment may be required

22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is largely exposed to prevailing wind. The site has a principal south facing aspect	Shelter belt planting likely to be required. Design of buildings to take account of solar orientation
25	<b>N</b>	-	The site is over 400m straight line distance of Contin village centre. There are bus stops within 1km straight line distance from the site from which local services operate	Contribution towards sustainable travel may be required
26	<b>Y</b>	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	<b>N</b>	=	The site will not affect a Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Building or its setting	N/A
29	<b>N</b>	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	
30	<b>Y</b>	-	The buffer of the Preas Mairi locally important archaeological sites identified in the Historic Environment Record lies within the site, however given the presence of intervening mature woodland the site is unlikely to be affected	Consultation with relevant internal consultees to ensure appropriate mitigation measures if required
31	<b>Y</b>	=	The Preas Mairi Scheduled Monument lies to the north of the site, however given the presence of intervening mature woodland the site is unlikely to be affected	N/A

32	Y	-	The site is not located within any landscape designations. However the site is likely to have significant landscape and visual impacts as it is clearly visible from the A834 and A835. Contrast to landscape character, including landscape pattern and character of settlement	Landscape and Visual Impact Assessment and Landscape Framework likely to be required; set back from trunk road and significant areas of planting
33	N	=	The site slopes gently downwards from north to south, however as the slope is gentle it is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H5 Fishing Hut, River Blackwater**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The site lies close to and may affect the Conon Islands Site of Special Scientific Interest and Lower River Conon Special Area of Conservation. Site may contain a small area of semi-natural woodland.	Appraisal of any impacts upon these designations may be required
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of	N/A

			open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located in close proximity to open areas of countryside	N/A
5	Y	=	Off site road improvements may be required for example a footway connection to the village centre	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Network	Provide connections to existing path network where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and parts of the site consist of prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any	N/A

			crofting unit	
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A water course lies to the south of the site, it is at poor potential and requires restoration measures which are likely to be focussed on hydrology.	Allow space for restoration and development of future natural processes, may affect development layout
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site is over 400m from the village centre which may increase car travel contributing to air pollution	N/A
21	Y	--	c.90% of site is at risk from fluvial flooding as shown on SEPAs flood map and SEPA hold records of historical flooding on this site	Flood Risk Assessment will be required, likely to affect layout and development of site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	Parts of the site are enclosed by mature trees that may provide some shelter from prevailing wind. The site has a principal south facing aspect	Retention of mature trees. Design of buildings to take account of solar orientation
25	N	-	The site is over 400m straight line distance of Contin village centre. There are bus stops within 1km straight line	Contribution towards sustainable travel may be

			distance from the site from which local services operate	required
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site will not affect a Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	
30	N	=	The site will not affect any locally important archaeological sites identified in the Historic Environment Record	N/A
31	N	=	The site will not affect any Scheduled Monuments or their settings	N/A
32	Y	-	The site is not located within any landscape designations. No landscape capacity identified in capacity assessment – contrast to landscape including distinct edge of Contin. Site may affect groupings of mature trees on the site which are valued landscape features	Landscape and Visual Impact Assessment and Landscape Framework likely to be required, set back from trunk road, retention of mature trees
33	N	=	The site slopes is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: H7 Jamestown

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located in close proximity to open areas of countryside	N/A
5	Y			=					Off site road improvements may be required for example a footway connection to the village centre	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known bad neighbourhood uses near the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential	N/A

			Developments Supplementary Guidance	
10	<b>N</b>	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing wider path network where possible
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	It is likely that the site will result in loss of soil and no part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	-	The sites eastern boundary is formed by what appears to be a historically straightened minor watercourse	Allow space for development and restoration of natural processes in the future
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	-	The site is over 400m Strathpeffer and Contin from the village centres which may increase car travel contributing to air pollution	N/A
21	<b>Y</b>	-	No part of the site is identified as being at risk from flooding as shown on the SEPA flood map, however TECS have advised that a Flood Risk Assessment may be	Flood Risk Assessment may be required

			required	
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is largely exposed to prevailing wind. The site has a principal south facing aspect	Shelter belt planting likely to be required. Design of buildings to take account of solar orientation
25	<b>Y</b>	=	The site is over 400m straight line distance of Contin and Strathpeffer village centres. However there are bus stops within 250m straight line distance from the site from which local services operate	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site will not affect a Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Building or its setting	N/A
29	<b>N</b>	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	
30	<b>N</b>	=	No locally important archaeological sites identified in the Historic Environment Record lie within the site	N/A
31	<b>N</b>	=	No Scheduled Monuments lies within the site	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. Likely to have significant landscape and visual impacts the site is clearly visible from the A834 Contrast to landscape character, including	Landscape and Visual Impact Assessment and Landscape Framework likely to be required; set back from trunk road and

			landscape pattern and character of settlement	significant areas of planting
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: I1 Hydro Board Depot**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is partly greenfield. Development of the site would be expected to create areas of open/green space	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located in close proximity to open areas of countryside	N/A
5	Y			=					Off site road improvements may be required for example a footway	N/A

			connection to the village centre	
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is partly greenfield in nature however development of the site would be expected to incorporate areas of open space	N/A
10	Y	=	A path contained in the Highland Path Record connects to the western boundary of the site	Provide connection to existing path network where possible
11	N/Y	=	The site is greenfield and brownfield	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil and however no part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A

18	Y	-	A water course lies to the east of the site	Allow space for restoration and development of future natural processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is within reasonable distance from the village centre which may reduce car travel contributing to air pollution	N/A
21	Y	--	The entire site is at risk from fluvial flooding as shown on SEPAs flood map and SEPA hold records of historical flooding on this site	Flood Risk Assessment will be required, likely to affect layout and development of site
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	Parts of the site are enclosed by mature trees that may provide some shelter from prevailing wind. The site has a principal south facing aspect	Retention of mature trees. Design of buildings to take account of solar orientation
25	Y	=	The site is within 400m straight line distance of Contin village centre. There are bus stops within 450m straight line distance from the site from which local services operate	Contribution towards sustainable travel may be required
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site will not affect a Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building or its setting	N/A
29	N	=	The site will not affect any site identified in	

			the Inventory of Gardens and Designed Landscapes	
30	<b>N</b>	=	The site will not affect any locally important archaeological sites identified in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not affect any Scheduled Monuments or their settings	N/A
32	<b>N</b>	=	The site is not located within any landscape designations. The site is unlikely to affect key views as parts of the site are already developed. Mature trees on the site are valued landscape features	retention of mature trees
33	<b>N</b>	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for business use	N/A
36	<b>Y/N</b>	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Cromarty**  
**Site Reference: H1**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no negative impact is anticipated	Consultation with the relevant organisations may be required to ensure no negative impact on the SPA/RAMSAR site or their setting
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				+				Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y				+				The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A
5	N			=					Development of the site is unlikely to involve off site road improvements	N/A
6	Y				+				There is scope to include traffic calming measures, such as homezone principles within the development	N/A
7	N			=					There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N			=					There are no known land contamination	N/A

			issues affecting the site	
9	Y	=	The site may result in the loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	N	=	The site will not impact on any core paths, rights of way or any other outdoor access opportunities	N/A
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in some changes to land form/level however these are not anticipated to be significant	SUDS may be required
18	N	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable proximity to the village centre which may reduce car travel contributing to air pollution.	N/A

21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	<b>N</b>	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>Y</b>	+	The site is within 400m straight line distance of the village centre/community facilities.	N/A
26	<b>N</b>	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	<b>Y</b>	=	The site is within the Cromarty Conservation Area	Development should be in keeping with the existing pattern of development and characteristics of existing buildings. Consultation with the Council's conservation architect is likely to be required
28	<b>Y</b>	=	There are Listed Buildings located to the east and west of the	Consultation with the relevant Council department may be required to ensure no negative impact on any Listed Building settings
29	<b>N</b>	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	=	There are HER sites located to the east and west of the site	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their

				settings
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is located within the Cromarty Sutors, Rosemarkie and Fort George Area of Great Landscape Value	A Landscape and Visual Assessment may be required for the site to ensure no negative impact on the AGLV
33	N	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated in the Ross and Cromarty East Local Plan for housing use and is within the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: H2**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within relative close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no negative impact is anticipated	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			+					Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential	N/A

			Developments Supplementary Guidance	
4	Y	+	The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A
5	N	=	Development of the site is unlikely to involve off site road improvements	N/A
6	Y	+	There is scope to include traffic calming measures, such as homezone principles within the development	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site may result in the loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	N	=	The site will not impact on any core paths, rights of way or any other outdoor access opportunities	N/A
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments	N/A

			including leaving enough space for kerbside collection/recycling	
17	Y/N	=	Development of the site may result in some changes to land form/level however these are not anticipated to be significant	SUDS may be required
18	N	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable proximity to the village centre which may reduce car travel contributing to air pollution.	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	N	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	Y/N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	Y	+	The site is within 400m straight line distance of the village centre/community facilities.	N/A
26	N	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	Y	=	The site is within the Cromarty Conservation Area	Development should be in keeping with the existing pattern of development and characteristics of existing buildings. Consultation with the Council's

				conservation architect is likely to be required
28	Y	=	There are Listed Buildings located to the east and west of the site however none within the site itself	Consultation with the relevant Council department may be required to ensure no negative impact on any Listed Building settings
29	Y	-	The site in its entirety is located within an entry in the Inventory of Garden and Designed Landscapes (Cromarty House). This is part of a wider much larger designation	Due consideration should be given to the entry when preparing designs for the site to ensure housing fits in with the landscape
30	Y	=	There is an HER monument located within the site (the Old Manse, Causewayside). The extent of the Cromarty Castle HER site also covers the south of the site	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is located within the Cromarty Sutors, Rosemarkie and Fort George Area of Great Landscape Value	A Landscape and Visual Assessment may be required for the site to ensure no negative impact on the AGLV
33	N	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated in the Ross and Cromarty East Local Plan for housing use and is within the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

Site Reference: H3

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
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		++	+	=	-	--	??	+/-		
1	N			=					The site is within relative close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no negative impact is anticipated	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				+				Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y				+				The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A
5	N			=					Development of the site is unlikely to involve off site road improvements	N/A
6	Y				+				There is scope to include traffic calming measures, such as home zone principles, within the development	N/A
7	N			=					There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in the loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	Y			=					The Ladies Walk Core Path is located to the north east of the site and may be	Development should maintain/incorporate the

			impacted by development	Core Path
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site may result in loss of soil – this is classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in some changes to land form/level however these are not anticipated to be significant	SUDS may be required
18	<b>N</b>	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is within reasonable proximity to the village centre which may reduce car travel contributing to air pollution.	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A

23	<b>N</b>	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>Y</b>	+	The site is within 400m straight line distance of the village centre/community facilities.	N/A
26	<b>N</b>	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	<b>Y</b>	=	The site is on the edge of the Cromarty Conservation Area therefore may impact on its setting	Development should be in keeping with the existing pattern of development and characteristics of existing buildings. Consultation with the Council's conservation architect may be required
28	<b>N</b>	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	<b>Y</b>	-	The site in its entirety is located within an entry in the Inventory of Garden and Designed Landscapes (Cromarty House). This is part of a wider much larger designation	Due consideration should be given to the entry when preparing designs for the site to ensure housing fits in with the landscape
30	<b>Y</b>	=	There is an HER monument (named Cromarty market) located just outwith the western boundary of the site, the extent of which overlaps with the site	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	-	The site is located within the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area	A Landscape and Visual Assessment may be required for the site to ensure no negative

				impact on the SLA	
33	N		+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N		=	The site will not affect any area of wild land	N/A
35	N		-	The site is not allocated for any use in the Ross and Cromarty East Local Plan and is located significantly outwith the settlement boundary	N/A
36	Y		-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: H4**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within relative close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no negative impact is anticipated	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			+					Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y			+					The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A

5	<b>N</b>	=	Development of the site is unlikely to involve off site road improvements	N/A
6	<b>N</b>	=	Given the nature of the proposed uses there is unlikely to be a requirement for off site road improvements	N/A
7	<b>N</b>	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in the loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	<b>N</b>	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site may result in loss of soil – this is classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in some changes to land form/level however these are not anticipated to be significant	SUDS may be required

18	<b>N</b>	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is within reasonable proximity to the village centre which may reduce car travel contributing to air pollution.	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	<b>N</b>	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>N</b>	-	The site is outwith 400m straight line distance of the village centre/community facilities	Active travel links to be promoted
26	<b>Y</b>	=	The site may provide an opportunity for planning gain towards encouraging sustainable travel	N/A
27	<b>N</b>	=	The site is within close proximity to the Cromarty Conservation Area therefore may impact on its setting	Development should be in keeping with the existing pattern of development and characteristics of existing buildings. Consultation with the Council's conservation architect may be required
28	<b>N</b>	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	<b>N</b>	=	The site will not impact on any Listed	N/A

			Building and/or their setting	
30	Y	-	There is 2 sites identified in the HER located to the north western corner of the site which may be impact as a result of development	Consultation with the relevant Council department may be required to ensure no negative impact/identify suitable mitigation measures
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is located within the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area	A Landscape and Visual Assessment may be required for the site to ensure no negative impact on the SLA
33	N	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated for any use in the Ross and Cromarty East Local Plan and is located significantly outwith the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: H5**

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The site is within relative close proximity to the Cromarty Firth Special Protection Area/ Special Area of Conservation and RAMSAR site however no negative impact is anticipated. Close proximity to the Rosemarkie to Shandwick Coast SSSI.	Due consideration of impact on designated sites.
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species

				present and suitable mitigation measures to ensure no adverse impact through development
3	Y	+	Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however the development would also be expected to deliver green space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y	+	The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A
5	N	=	Development of the site is unlikely to involve off site road improvements	N/A
6	Y	+	There is scope to incorporate traffic calming measures, such as home zone principles as part of development of the site	N/A
7	N	=	The site is located within the Inverness Airport Safeguarding Zone.	Consultation with HIAL may be required depending on the proposed height of development
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	The site will result in a loss of rough grass land however additional areas of open space may be created in line with the Council's Open Space guidance if development comprises more than 4 units	N/A
10	N	=	The site will not impact on any core paths, rights of way or any other outdoor access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site

12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site will not result in loss of good quality soil	N/A
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	<b>Y/ N</b>	=	Development of the site is unlikely to result in some changes to land form/level	SUDS will be required
18	<b>N</b>	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	=	The site is outwith the village centre and not well located for bus links – both factors may result in an increase in car use contributing to air pollution however this is not likely to be significant	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is not identified as being at risk of coastal flooding or natural coastal processes	N/A
23	<b>N</b>	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	<b>Y/ N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	N/A

25	N	-	The site is within 400m straight line distance of the village centre/community facilities.	N/A
26	N	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	N	-	The site lies within the Conservation Area	High quality design in keeping with the conservation area
28	Y	=	There are a lot of listed buildings within close proximity of the site.	High quality design in keeping with the conservation area
29	Y	-	The site lies close to the Cromarty House Inventory of Gardens and Designed Landscapes	High quality design in keeping with the conservation area
30	Y	-	There are HER sites around the site with Burnside Cottage to the west, Clunes House to the east and the walled gardens of The Old Manse to the south	High quality design in keeping with the conservation area
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is partially located within the Cromarty Sutors, Rosemarkie and Fort George Area of Great Landscape Value	A Landscape and Visual Impact Assessment may be required to assess the full extent of any impact on the SLA, and the conservation area
33	N	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is allocated for housing in the Ross and Cromarty East Local Plan and is located within the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some additional street lighting in the interests of road safety	Restricted use of street lighting and low downward emissions

**Site Reference: H6**

No	Y/ N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
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		++	+	=	-	--	??	+/-		
1	Y				-				The site is within relative close proximity to the Cromarty Firth Special Protection Area/ Special Area of Conservation and RAMSAR site however no negative impact is anticipated. Close proximity to the Rosemarkie to Shandwick Coast SSSI.	Due consideration of potential impact on designated sites.
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				+				Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however the development would also be expected to deliver green space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y				+				The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A
5	N			=					Development of the site is unlikely to involve off site road improvements	N/A
6	Y				+				There is scope to incorporate traffic calming measures, such as home zone principles as part of development of the site	N/A
7	Y			=					The site is located within the Inverness Airport Safeguarding Zone.	Consultation with HIAL may be required depending on the proposed height of development
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y				-				The site will result in a loss of open space however additional areas of open space	N/A

			will be created in line with the Council's Open Space guidance if development comprises more than 4 units	
10	<b>N</b>	=	The site will not impact on any core paths, rights of way or any other outdoor access opportunities	N/A
11	<b>N/ Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site will result in loss of good quality which is classed as Prime Agricultural Land	Development should reuse soil within the site or elsewhere locally wherever possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	<b>Y/ N</b>	=	Development of the site may result in some changes to land form/level	SUDS will be required
18	<b>N</b>	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	=	The site is outwith the village centre and not well located for bus links – both factors may result in an increase in car use contributing to air pollution however this is not likely to be significant	N/A

21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is not identified as being at risk of coastal flooding or natural coastal processes	N/A
23	<b>N</b>	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	<b>Y/ N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>N</b>	-	The site is within outwith straight line distance of the village centre/community facilities.	Improvement of active travel links
26	<b>N</b>	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	<b>N</b>	=	The site will not affect any Conservation Area	N/A
28	<b>N</b>	=	The site will not affect any Listed Building and/or Listed Building settings	N/A
29	<b>N</b>	=	The site is unlikely to affect any site in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The United Free Manse building located just outside the north eastern boundary of the site is identified in the HER	Consultation with the relevant Council department may be required to ensure development of the site does not have any negative impact on the building or its setting
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	-	The site is partially located within the Cromarty Sutors, Rosemarkie and Fort George Area of Great Landscape Value	A Landscape and Visual Impact Assessment may be required to assess the full extent of any impact on the AGLV

33	N	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated for any uses in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some additional street lighting in the interests of road safety	Restricted use of street lighting

**Site Reference: H7**

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site is within relative close proximity to the Cromarty Firth Special Protection Area/ Special Area of Conservation and RAMSAR site however no negative impact is anticipated. Close proximity to the Rosemarkie to Shandwick Coast SSSI.	Due consideration of potential impact on designated sites.
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				+				Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however the development would also be expected to deliver green space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y				+				The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A

5	N	=	Development of the site is unlikely to involve off site road improvements	N/A
6	Y	+	There is scope to incorporate traffic calming measures, such as home zone principles as part of development of the site	N/A
7	Y	=	The site is located within the Inverness Airport Safeguarding Zone.	Consultation with HIAL may be required depending on the proposed height of development
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	The site will result in a loss of open space however additional areas of open space will be created in line with the Council's Open Space guidance if development comprises more than 4 units	N/A
10	N	=	The site will not impact on any core paths, rights of way or any other outdoor access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in loss of good quality which is classed as Prime Agricultural Land	Development should reuse soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A

17	Y/ N	=	Development of the site may result in some changes to land form/level	SUDS will be required
18	N	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	The site is outwith the village centre and not well located for bus links – both factors may result in an increase in car use contributing to air pollution however this is not likely to be significant	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is not identified as being at risk of coastal flooding or natural coastal processes	N/A
23	N	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	Y/ N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	N	-	The site is within outwith straight line distance of the village centre/community facilities.	Improvement of active travel links
26	N	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	N	=	The site will not affect any Conservation Area	N/A
28	N	=	The site will not affect any Listed Building and/or Listed Building settings	N/A
29	N	=	The site is unlikely to affect any site in the Inventory of Gardens and Designed Landscapes	N/A

30	N	=	The United Free Manse building located just outside the north eastern boundary of the site is identified in the HER	Consultation with the relevant Council department may be required to ensure development of the site does not have any negative impact on the building or its setting
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is partially located within the Cromarty Sutors, Rosemarkie and Fort George Area of Great Landscape Value	A Landscape and Visual Impact Assessment may be required to assess the full extent of any impact on the AGLV
33	N	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated for any uses in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some additional street lighting in the interests of road safety	Restricted use of street lighting

**Site Reference: H8**

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site is within relative close proximity to the Cromarty Firth Special Protection Area/ Special Area of Conservation and RAMSAR site however no negative impact is anticipated. Close proximity to the Rosemarkie to Shandwick Coast SSSI.	Due consideration of potential impact on designated sites.
2	Y/ N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to

				ensure no adverse impact through development
3	Y	+	Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however the development would also be expected to deliver green space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y	+	The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A
5	N	=	Development of the site is unlikely to involve off site road improvements	N/A
6	Y	+	There is scope to incorporate traffic calming measures, such as home zone principles as part of development of the site	N/A
7	Y	=	The site is located within the Inverness Airport Safeguarding Zone.	Consultation with HIAL may be required depending on the proposed height of development
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	The site will result in a loss of open space however additional areas of open space will be created in line with the Council's Open Space guidance if development comprises more than 4 units	N/A
10	N	=	The site will not impact on any core paths, rights of way or any other outdoor access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation	N/A

			Review site or Local Geodiversity site	
13	Y	-	The site will result in loss of good quality which is classed as Prime Agricultural Land	Development should reuse soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	Y/ N	=	Development of the site may result in some changes to land form/level	SUDS will be required
18	N	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	The site is outwith the village centre and not well located for bus links – both factors may result in an increase in car use contributing to air pollution however this is not likely to be significant	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is not identified as being at risk of coastal flooding or natural coastal processes	N/A
23	N	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	Y/ N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the

				prevailing wind
25	<b>N</b>	-	The site is within outwith straight line distance of the village centre/community facilities.	Improvement of active travel links
26	<b>N</b>	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	<b>N</b>	=	The site will not affect any Conservation Area	N/A
28	<b>N</b>	=	The site will not affect any Listed Building and/or Listed Building settings	N/A
29	<b>N</b>	=	The site is unlikely to affect any site in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The United Free Manse building located just outside the north eastern boundary of the site is identified in the HER	Consultation with the relevant Council department may be required to ensure development of the site does not have any negative impact on the building or its setting
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	-	The site is partially located within the Cromarty Sutors, Rosemarkie and Fort George Area of Great Landscape Value	A Landscape and Visual Impact Assessment may be required to assess the full extent of any impact on the AGLV
33	<b>N</b>	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site is not allocated for any uses in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	<b>Y</b>	-	It is likely that development of the site will require some additional street lighting in the interests of road safety	Restricted use of street lighting

Site Reference: C2

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within relative close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no negative impact is anticipated	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				+				Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y				+				The site may provide opportunity for people to come into contact with nature/natural environments given it is located next to areas of open space to the south and within close proximity to the Cromarty Firth	N/A
5	Y				+				The site may involve some off site road improvements which may contribute to improved road safety	N/A
6	Y				+				There is scope to include traffic calming measures, such as homezone principles within the development	N/A
7	N			=					There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A

9	Y	=	The site may result in the loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	N/Y	=	There is a core path identified in the Council's Core Path Plan located to the south of the site (Chapel Brae/Stroopie Road)	Development of the site is unlikely to have any adverse impact on this core path however could ensure connectivity
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in some changes to land form/level however these are not anticipated to be significant	SUDS may be required
18	N	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within the village centre which may reduce car travel contributing to air pollution.	N/A

21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	<b>Y</b>	+	There may be scope to include some form of renewable energy within the site	N/A
24	<b>Y</b>	+	The site is largely sheltered from the prevailing wind and has a principal south facing aspect	N/A
25	<b>Y</b>	+	The site is within 400m straight line distance of the village centre/community facilities. The site itself will also provide additional community facilities within close proximity to residential areas	N/A
26	<b>N</b>	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	<b>Y</b>	=	The site is within the Cromarty Conservation Area	Development should be in keeping with the existing pattern of development and characteristics of existing buildings. Consultation with the Council's conservation architect is likely to be required
28	<b>Y</b>	=	There are a number of Listed Buildings located around the site within the village centre	Consultation with the relevant Council department may be required to ensure no negative impact on any Listed Building settings
29	<b>N</b>	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	=	There are a number of sites/buildings identified in the HER located around the site	Consultation with the relevant Council department may be required to ensure no negative impact on any

				HER sites or their settings
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is located within an Area of Great Landscape Value	A Landscape and Visual Assessment may be required for the site to ensure no negative impact on the AGLV
33	N	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	-	The site is allocated in the Ross and Cromarty East Local Plan a mixed use development and is within the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: C3**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within relative close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no negative impact is anticipated	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					The site is unlikely to affect the existing green network given it is currently tarmaced and in use as a informal car park. Future uses may be able to provide additional green space, particularly as	N/A

			allotment use	
4	Y	+	The site may provide opportunity for people to come into contact with nature/natural environments given it is located next to areas of open space to the south and within close proximity to the Cromarty Firth	N/A
5	N	=	The site is unlikely to require any off site road improvements	N/A
6	N	=	Given the size of the site and proposed uses it is unlikely that traffic calming measures will be required	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	=	The site will is likely to affect an area of open space currently used by the adjacent primary school	N/A
10	N	=	The site will not impact on any core paths, rights of way or any other outdoor access opportunities	N/A
11	N/Y	=	The site is currently in use as a car parking area	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments	N/A

			including leaving enough space for kerbside collection/recycling if required	
17	<b>N</b>	=	Development of the site is unlikely to result in any changes to land form/level	
18	<b>N</b>	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is within the village centre which may reduce car travel contributing to air pollution.	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	<b>N</b>	=	The site is unlikely to be capable of incorporating any form of renewable energy	N/A
24	<b>Y</b>	+	The site is likely to be largely sheltered from the prevailing wind and has a principal south facing aspect	N/A
25	<b>Y</b>	+	The site is within 400m straight line distance of the village centre/community facilities. The site itself will also provide additional community facilities within close proximity to residential areas	N/A
26	<b>N</b>	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	<b>Y</b>	=	The site is within the Cromarty Conservation Area	Development should be in keeping with the existing pattern of development and characteristics of existing buildings. Consultation with the Council's

				conservation architect is likely to be required
28	Y	=	There are a number of Listed Buildings located around the site within the village centre	Consultation with the relevant Council department may be required to ensure no negative impact on any Listed Building settings
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site is unlikely to impact on any sites recorded in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is located with close proximity to an Area of Great Landscape Value however is unlikely to have any impact	N/A
33	N	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	=	The site not allocated in the Ross and Cromarty East Local Plan however is within the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: C4**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within relative close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no negative impact is anticipated	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required

				to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	+	Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y	+	The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A
5	N	=	Development of the site is unlikely to involve off site road improvements	N/A
6	Y	+	There is scope to include traffic calming measures, such as home zone principles, within the development	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in the loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	Y	=	The Ladies Walk Core Path is located to the north east of the site and may be impacted by development	Development should maintain/incorporate the Core Path
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A

13	Y	-	The site may result in loss of soil – this is classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in some changes to land form/level however these are not anticipated to be significant	SUDS may be required
18	N	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable proximity to the village centre which may reduce car travel contributing to air pollution.	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	N	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	Y/N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	Y	+	The site is within 400m straight line distance of the village centre/community	N/A

			facilities.	
26	<b>N</b>	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	<b>Y</b>	=	The site is on the edge of the Cromarty Conservation Area therefore may impact on its setting	Development should be in keeping with the existing pattern of development and characteristics of existing buildings. Consultation with the Council's conservation architect may be required
28	<b>N</b>	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	<b>Y</b>	-	The site in its entirety is located within an entry in the Inventory of Garden and Designed Landscapes (Cromarty House). This is part of a wider much larger designation	Due consideration should be given to the entry when preparing designs for the site to ensure housing fits in with the landscape
30	<b>Y</b>	=	There is an HER monument (named Cromarty market) located just outwith the western boundary of the site, the extent of which overlaps with the site	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	-	The site is located within the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area	A Landscape and Visual Assessment may be required for the site to ensure no negative impact on the SLA
33	<b>N</b>	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site is not allocated for any use in the Ross and Cromarty East Local Plan and is located significantly outwith the	N/A

			settlement boundary	
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: C5**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within relative close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no negative impact is anticipated	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				+				Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y				+				The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A
5	N			=					Development of the site is unlikely to involve off site road improvements	N/A
6	N			=					Given the nature of the proposed uses there is unlikely to be a requirement for off site road improvements	N/A
7	N			=					There are no bad neighbour or physical constraints in or within close proximity to the site	N/A

8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in the loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	<b>N</b>	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site may result in loss of soil – this is classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in some changes to land form/level however these are not anticipated to be significant	SUDS may be required
18	<b>N</b>	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is within reasonable proximity to the village centre which may reduce car	N/A

			travel contributing to air pollution.	
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	<b>N</b>	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>Y</b>	+	The site is within 400m straight line distance of the village centre/community facilities.	N/A
26	<b>N</b>	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	<b>Y</b>	=	The site is on the edge of the Cromarty Conservation Area therefore may impact on its setting	Development should be in keeping with the existing pattern of development and characteristics of existing buildings. Consultation with the Council's conservation architect may be required
28	<b>N</b>	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	<b>N</b>	=	The site will not impact on any Listed Building and/or their setting	N/A
30	<b>N</b>	=	The site will not impact on any site identified in the HER	N/A
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	-	The site is located within the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area	A Landscape and Visual Assessment may be required for the site to ensure no negative

				impact on the SLA	
33	N		+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N		=	The site will not affect any area of wild land	N/A
35	N		-	The site is not allocated for any use in the Ross and Cromarty East Local Plan and is located significantly outwith the settlement boundary	N/A
36	Y		-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: C6**

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within relative close proximity to the Cromarty Firth Special Protection Area/ Special Area of Conservation and RAMSAR site however no negative impact is anticipated	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			+					Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however proposed use for the site comprises allotments which would add to the green network	N/A
4	Y			+					The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A

5	N	=	Development of the site is unlikely to involve off site road improvements	N/A
6	N	=	Given the nature of the proposed uses there is unlikely to be any requirement for traffic calming/road safety measures within the site itself	N/A
7	Y	=	The site is located within the Inverness Airport Safeguarding Zone however consultation with HIAL is unlikely to be required given the nature of the proposed uses	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	-	The site will result in some loss of open space however development of allotments will also create additional open/green space	N/A
10	N	=	The site will not impact on any core paths, rights of way or any other outdoor access opportunities	N/A
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in loss of good quality which is classed as Prime Agricultural Land	Development should reuse soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A

17	Y/ N	=	Development of the site is may to result in some changes to land form/level	SUDS will be required
18	N	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	The site is outwith the village centre and not well located for bus links – both factors may result in an increase in car use contributing to air pollution however this is not likely to be significant	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is not identified as being at risk of coastal flooding or natural coastal processes	N/A
23	N	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	Y/ N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	N	-	The site is within outwith straight line distance of the village centre/community facilities.	Improvement of active travel links
26	N	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	N	=	The site will not affect any Conservation Area	N/A
28	N	=	The site will not affect any Listed Building and/or Listed Building settings	N/A
29	N	=	The site is unlikely to affect any site in the Inventory of Gardens and Designed Landscapes	N/A

30	N	=	The United Free Manse building located just outside the north eastern boundary of the site is identified in the HER	Consultation with the relevant Council department may be required to ensure development of the site does not have any negative impact on the building or its setting
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is partially located within the Cromarty Sutors, Rosemarkie and Fort George Area of Great Landscape Value	A Landscape and Visual Impact Assessment may be required to assess the full extent of any impact on the AGLV
33	N	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated for any uses in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some additional street lighting in the interests of road safety	Restricted use of street lighting

**Site Reference: C7**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within relative close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no negative impact is anticipated	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development

3	Y	+	Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y	+	The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A
5	N	=	Development of the site is unlikely to involve off site road improvements	N/A
6	Y	+	There is scope to include traffic calming measures, such as homezone principles within the development	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site may result in the loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	N	=	The site will not impact on any core paths, rights of way or any other outdoor access opportunities	N/A
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A

15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in some changes to land form/level however these are not anticipated to be significant	SUDS may be required
18	<b>N</b>	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is within reasonable proximity to the village centre which may reduce car travel contributing to air pollution.	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	<b>N</b>	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>Y</b>	+	The site is within 400m straight line distance of the village centre/community facilities.	N/A
26	<b>N</b>	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A

27	Y	=	The site is within the Cromarty Conservation Area	Development should be in keeping with the existing pattern of development and characteristics of existing buildings. Consultation with the Council's conservation architect is likely to be required
28	Y	=	There are Listed Buildings located to the east and west of the site however none within the site itself	Consultation with the relevant Council department may be required to ensure no negative impact on any Listed Building settings
29	Y	-	The site in its entirety is located within an entry in the Inventory of Garden and Designed Landscapes (Cromarty House). This is part of a wider much larger designation	Due consideration should be given to the entry when preparing designs for the site to ensure housing fits in with the landscape
30	Y	=	There is an HER monument located within the site (the Old Manse, Causewayside). The extent of the Cromarty Castle HER site also covers the south of the site	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is located within the Cromarty Sutors, Rosemarkie and Fort George Area of Great Landscape Value	A Landscape and Visual Assessment may be required for the site to ensure no negative impact on the AGLV
33	N	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated in the Ross and Cromarty East Local Plan for housing use and is within the settlement boundary	N/A

36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting
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Site Reference: C8

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within relative close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no negative impact is anticipated	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				+				Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y				+				The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A
5	N			=					Development of the site is unlikely to involve off site road improvements	N/A
6	Y				+				There is scope to include traffic calming measures, such as homezone principles within the development	N/A
7	N			=					There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N			=					There are no known land contamination	N/A

			issues affecting the site	
9	Y	=	The site may result in the loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	N	=	The site will not impact on any core paths, rights of way or any other outdoor access opportunities	N/A
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in some changes to land form/level however these are not anticipated to be significant	SUDS may be required
18	N	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable proximity to the village centre which may reduce car travel contributing to air pollution.	N/A

21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	<b>N</b>	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>Y</b>	+	The site is within 400m straight line distance of the village centre/community facilities.	N/A
26	<b>N</b>	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	<b>Y</b>	=	The site is within the Cromarty Conservation Area	Development should be in keeping with the existing pattern of development and characteristics of existing buildings. Consultation with the Council's conservation architect is likely to be required
28	<b>Y</b>	=	There are Listed Buildings located to the east and west of the site however none within the site itself	Consultation with the relevant Council department may be required to ensure no negative impact on any Listed Building settings
29	<b>Y</b>	-	The site in its entirety is located within an entry in the Inventory of Garden and Designed Landscapes (Cromarty House). This is part of a wider much larger designation	Due consideration should be given to the entry when preparing designs for the site to ensure housing fits in with the landscape
30	<b>Y</b>	=	There is an HER monument located within the site (the Old Manse, Causewayside). The extent of the	Consultation with the relevant Council department may be

			Cromarty Castle HER site also covers the south of the site	required to ensure no negative impact on any HER sites or their settings
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is located within the Cromarty Sutors, Rosemarkie and Fort George Area of Great Landscape Value	A Landscape and Visual Assessment may be required for the site to ensure no negative impact on the AGLV
33	N	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	-	The site is allocated in the Ross and Cromarty East Local Plan for housing use and is within the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: Cromarty NS58, Land South of the Manse**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	N	=	The site is within relative close proximity to the Cromarty Firth Special Protection Area/ Special Area of Conservation and RAMSAR site however no negative impact is anticipated. Semi Natural Woodland present adjacent to the site.	No development in area of semi-natural woodland – provide buffer.
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	+	Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the	N/A

			Council's Open Space in New Residential Developments Supplementary Guidance	
4	Y	+	The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A
5	Y	+	Development of the site will require traffic gateway feature to calm traffic on approach	N/A
6	N	=	Given the nature of the proposed uses there is unlikely to be any requirement for traffic calming/road safety measures within the site itself	N/A
7	Y	=	The site is located within the Inverness Airport Safeguarding Zone however consultation with HIAL is unlikely to be required given the nature of the proposed uses	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	-	The site will result in some loss of green space however development is also likely to include creation of additional areas of open space	N/A
10	N	=	The site will not impact on any core paths, rights of way or any other outdoor access opportunities	N/A
11	N/Y	-	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in loss of good quality which is classed as Prime Agricultural Land	Development should reuse soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	Y/N	=	Development of the site may result in some changes to land form/level	SUDS will be required
18	N	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	N	=	The site is outwith the village centre and not well located for bus links – both factors may result in an increase in car use contributing to air pollution however this is not likely to be significant	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is not identified as being at risk of coastal flooding or natural coastal processes	N/A
23	N	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	Y/N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping/tree planting may be capable of providing a suitable buffer from the prevailing wind
25	N	-	The site is within straight line distance of the village centre/community facilities however it is unclear whether pedestrian connections will be able to be made through the escarpment?	Improvement of active travel links
26	N	=	An existing local service passes the site, however given the distance of the site from existing bus stops an additional stop in closer proximity of the site would encourage use of sustainable modes of transport	An additional stop in closer proximity of the site would encourage use of sustainable modes of transport
27	N	=	The site will not affect any Conservation Area	N/A
28	N	=	The site will not affect any Listed Building and/or Listed Building settings	N/A
29	N	=	The site is unlikely to affect any site in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The United Free Manse building located just outside the north eastern boundary of the site is identified in the HER	Consultation with the relevant Council department may be required to ensure development of the site does not have any negative impact on the building or its setting
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is partially located within the Cromarty Sutors, Rosemarkie and Fort George Area of Great Landscape Value	A Landscape and Visual Impact Assessment may be required to assess the full extent of any impact on the AGLV
33	N	-	Development of the site is unlikely to have a significant impact on the local landform but there is likely to be some impact on the landscape in terms of the edge of the settlement.	Landscaping/planting
34	N	=	The site will not affect any area of wild land	N/A

35	N	-	The site is not allocated for any uses in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some additional street lighting in the interests of road safety	Restricted use of street lighting

**Site Reference: Cromarty NS59 Land South of the Manse**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	N	=	The site is within relative close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no negative impact is anticipated	N/A
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance and provision of supplementary tree planting	Tree planting, open space provision
4	Y	+	The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A
5	Y	+	Development of the site will require traffic gateway feature to calm traffic on approach	N/A
6	Y	+	There is scope to include traffic calming measures, such as homezone principles within the development	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site may result in the loss of some green space however development is also likely to include creation of additional areas of open space	N/A

10	N	=	The site will not impact on any core paths, rights of way or any other outdoor access opportunities	N/A
11	N/Y	-	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in loss of good quality which is classed as Prime Agricultural Land	Development should reuse soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in some changes to land form/level however these are not anticipated to be significant	SUDS may be required
18	N	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is within reasonable proximity to the village centre which may reduce car travel contributing to air pollution.	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	N	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	Y/N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping/tree planting may be capable of providing a suitable buffer from the prevailing wind
25	N	-	The site is just outwith 400m straight line distance of the village centre/community facilities.	N/A
26	N	=	An existing local service passes the site, however given the distance of the site from existing bus stops an additional stop in closer proximity of the site would encourage use of sustainable modes of	An additional stop in closer proximity of the site would encourage use of sustainable modes of transport

			transport	
27	N	=	The site is outwith the Cromarty Conservation Area	Development should be in keeping with the existing pattern of development and characteristics of existing buildings. Consultation with the Council's conservation architect is likely to be required
28	Y	=	There are Listed Buildings located to the east of the site however none within the site itself.	Consultation with the relevant Council department may be required to ensure no negative impact on any Listed Building settings
29	N	=	The site is unlikely to affect any site in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any site identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	Part of the site is located within the Cromarty Sutors, Rosemarkie and Fort George Area of Great Landscape Value	A Landscape and Visual Assessment may be required for the site to ensure no negative impact on the AGLV
33	N	+	Development of the site is unlikely to have a significant impact on the local landform however some impact on the local landscape character in terms of boundary of the settlement would occur.	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is not allocated for any uses in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

### Cromarty

The following site was deleted post Examination.

#### Site Reference: CM3 Daffodil Field

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within relative close proximity to the Cromarty Firth Special Protection Area and RAMSAR site however no	N/A

			negative impact is anticipated	
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	+	Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y	+	The site may provide opportunity for people to come into contact with nature/natural environments given it is located within close proximity to the Cromarty Firth	N/A
5	N	=	Development of the site is unlikely to involve off site road improvements	N/A
6	Y	+	There is scope to include traffic calming measures, such as homezone principles within the development	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site may result in the loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	N	=	The site will not impact on any core paths, rights of way or any other outdoor access opportunities	N/A
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site

12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	The site may result in the loss of some soil however this is not classed as Prime Agricultural Land	N/A
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in some changes to land form/level however these are not anticipated to be significant	SUDS may be required
18	<b>N</b>	=	The site is located within close proximity to the Cromarty Firth however no channelling, diverting or culverting of watercourses is expected as part of development of the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is within reasonable proximity to the village centre which may reduce car travel contributing to air pollution.	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	<b>N</b>	=	The site is unlikely to incorporate any form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should	Landscaping may be capable of providing a suitable buffer from the

			take account of solar orientation	prevailing wind
25	<b>Y</b>	+	The site is within 400m straight line distance of the village centre/community facilities.	N/A
26	<b>N</b>	=	The site is unlikely to be required to provide any planning gain towards encouraging sustainable travel	N/A
27	<b>Y</b>	=	The site is within the Cromarty Conservation Area	Development should be in keeping with the existing pattern of development and characteristics of existing buildings. Consultation with the Council's conservation architect is likely to be required
28	<b>Y</b>	=	There are Listed Buildings located to the east and west of the site however none within the site itself	Consultation with the relevant Council department may be required to ensure no negative impact on any Listed Building settings
29	<b>Y</b>	-	The site in its entirety is located within an entry in the Inventory of Garden and Designed Landscapes (Cromarty House). This is part of a wider much larger designation	Due consideration should be given to the entry when preparing designs for the site to ensure housing fits in with the landscape
30	<b>Y</b>	=	There is an HER monument located within the site (the Old Manse, Causewayside). The extent of the Cromarty Castle HER site also covers the south of the site	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	-	The site is located within the Cromarty Sutors, Rosemarkie and Fort George Area of Great Landscape Value	A Landscape and Visual Assessment may be required for the site to ensure no negative impact on the AGLV

33	<b>N</b>	+	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	-	The site is allocated in the Ross and Cromarty East Local Plan for housing use and is within the settlement boundary	N/A
36	<b>Y</b>	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N				+				The site is not located within or near any natural heritage designation or any other important habitat for natural heritage	N/A
2	Y				=				There may be protected species present on the site – a protected species survey may be required	Mitigation measures as outlined by survey, where required
3	Y/N				+				It is unlikely that the site would affect the existing green network. There may be opportunities to create additional wildlife linkages/networks through planting of additional trees	N/A
4	N				-				It is unlikely that the site will provide opportunities for people to come into contact with nature/natural environments	N/A
5	N				=				The site is located from a single track road which may require improving	N/A
6	Y				+				There is scope to incorporate road safety measures such as home zone principles	N/A
7	Y				--				A high pressure gas pipeline runs through the site to the north – this would significantly encroach on the net developable area available given the buffers required for development	Consultation with the relevant agencies/setback required
8	N				+				At this stage there are no known land contamination issues affecting the site	N/A
9	N				-				The site will not impact on any usable open space and its unlikely that any additional open space would be created given the size of the site	A financial contribution towards open space may be required should development involve 4 or more housing units
10	Y/N				=				The site will not adversely affect any core paths, rights of way or any other existing paths/outdoor access opportunities. It is unlikely new paths will be created within the development, however the site may facilitate easier access to area of open space located at Croy Manse to the south.	N/A
11	N/Y				-				The site is greenfield in nature	N/A
12	N				+				The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N				=				The site is not located within an area of prime agricultural land	N/A
14	N				=				The site is not located within or functionally connected to an area of peatland	N/A
15	N				=				The site will not have any affect on the viability of any crofting unit	N/A
16	Y				+				The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in	N/A

			New Developments, including ensuring space for kerbside collection/recycling	
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	N	+	There are no watercourses, loch/sea located within or adjacent to the site	N/A
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car

21	N	=	No part of the site is identified on SEPA's 1 in 200 year flood risk map	N/A
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	N	-	Given the size, no forms of renewable energy are proposed for the site	N/A
24	Y	=	The site has a principal facing aspect but may not be sheltered from any prevailing wind	N/A
25	Y	=	The site is within reasonable distance (within 400m) to the village centre to encourage walking and cycling however this involves use of a single track road which may have a discouraging effect on walkers/cyclists	N/A
26	N	=	Given the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	+	The site is not within or likely to affect a confirmed Conservation Area	N/A
28	Y	-	The site may have an adverse effect on the B Listed Croy Manse building located to the south of the site	Consultation with relevant Council officers would be necessary ensure adverse effects could be mitigated
29	N	+	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site may have an adverse effect on the Croy Manse building located to the south of the site which is in the Historic Environment Record	Consultation with relevant Council officers would be necessary to ensure adverse effects could be mitigated
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site. It is unlikely that development of the site will result in the removal of valued landscape	N/A

			features/ key views	
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	N	--	The site is significantly outwith the settlement boundary in the adopted Local Plan	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

**Site Reference: H2 - South of Manse**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			+					The site is not located within or near any natural heritage designation or any other important habitat for natural heritage	N/A
2	Y			=					There may be protected species present on the site – a protected species survey may be required	Mitigation measures as outlined by survey, where required
3	Y/N			+					It is unlikely that the site would affect the existing green network. There may be opportunities to create additional wildlife linkages/networks through planting of additional trees	N/A
4	N			-					It is unlikely that the site will provide opportunities for people to come into contact with nature/natural environments	N/A
5	N			=					The site is located from a single track road which may require improving	N/A
6	Y			+					There is scope to incorporate road safety measures such as home zone principles	N/A
7	Y			=					There are no nearby bad neighbour uses however the site is close to the consultation zone for the high pressure gas pipeline which runs north of the site	Consultation with the relevant agencies may be required to ensure there is no threat as a result of the pipeline
8	N			+					At this stage there are no known land contamination issues affecting the site	N/A
9	N			-					The site will not impact on any usable open space and its unlikely that any additional open space would be created given the size of the site	A financial contribution towards open space may be required should development involve 4 or more housing units
10	Y/N			=					The site will not adversely affect any core paths, rights of way or any other existing paths/outdoor access opportunities. It is unlikely new paths will be created within the development, however the site may facilitate easier access to area of open	N/A

			space located at Croy Manse to the south.	
11	N/Y	-	The site is greenfield in nature	N/A
12	N	+	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site is not located within an area of prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments, including ensuring space for kerbside collection/recycling	N/A
17	N	+	No significant changes to land form and level are anticipated as a result of development of the site.	N/A
18	N	+	There are no watercourses, loch/sea located within or adjacent to the site	N/A
19	Y	+	It is assumed a connection to both systems can be made	N/A
20	Y	-	As with all developments of this nature there is likely to be a small negative impact on local air quality as a result of increased traffic generated as a result of development	Strong active travel links could be encouraged to minimise reliance on car
21	N	=	No part of the site is identified on SEPA's 1 in 200 year flood risk map	N/A
22	N	+	The site is unlikely to be affected by coastal erosion or natural coastal processes given its proximity from the coast	N/A
23	N	-	Given the size, no forms of renewable energy are proposed for the site	N/A
24	Y	=	The site has a principal facing aspect but may not be sheltered from any prevailing wind	N/A
25	Y	=	The site is within reasonable distance (within 400m) to the village centre to encourage walking and cycling however this involves use of a single track road which may have a discouraging effect on walkers/cyclists	N/A
26	N	=	Given the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	+	The site is not within or likely to affect a confirmed Conservation Area	N/A
28	Y	-	The site may have an adverse effect on	Consultation with relevant

			the B Listed Croy Manse building located to the north of the site	Council officers would be necessary ensure adverse effects could be mitigated
29	N	+	The site will not impact on any entry within the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site may have an adverse effect on the Croy Manse building located to the north of the site which is in the Historic Environment Record	Consultation with relevant Council officers would be necessary to ensure adverse effects could be mitigated
31	N	+	There are no SAMs located in or adjacent to the site	N/A
32	N	=	There are no specific landscape designations covering the site. It is unlikely that development of the site will result in the removal of valued landscape features/ key views	N/A
33	N	=	A significant impact on local landform is not anticipated	N/A
34	N	+	The site is not inside or likely to affect an area of wild land	N/A
35	N	--	The site is significantly outwith the settlement boundary in the adopted Local Plan	N/A
36	Y	=	As with all new development there will be an increase in light pollution given that street lighting will be required in the interests of safety however this is not anticipated to be significant	N/A

**Culbokie**

**Site Reference: H1 – Tore Farm/West of Carn Mor**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			=					The site is within close proximity to the Cromarty Firth Ramsar, SPA and SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast	A recreational Access Management Plan may be required
2	Y			=					There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments through its location adjacent to Culbokie Wood and close to the Cromarty Firth Rasmar, SPA and SSSI	N/A
5	N			=					It is unlikely that off site road improvements will be required as part of development of the site	N/A
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			+					Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is housing development it will	N/A

			be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	
10	<b>Y</b>	+	The sites eastern boundary is formed by a core path and a right of way connects to a south eastern corner of the site, there is an opportunity for the development to provide links to these paths	Provide links to existing paths
11	<b>N/Y</b>	-	The site is greenfield in nature	N/A
12	<b>N</b>	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	<b>N</b>	=	The site is not classed as Prime Agricultural Land	N/A
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	The site slopes gently from east to west, however given the gentle nature of the slope the development of the site is unlikely to have a significant impact on the local landform	N/A
18	<b>N</b>	=	There are no watercourses, lochs or bodies of sea within or adjacent to the site	N/A
19	<b>Y</b>	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	<b>N</b>	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic	N/A

			on roads causing congestions	
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site has a principal aspect between SW and SE. The site may not be sheltered from prevailing wind as it is exposed to the south and west	Siting and design to ensure appropriate solar orientation. New landscape buffer along southern and western boundary will provide shelter from prevailing wind
25	<b>Y</b>	+	The allocation is within 400m of a bus stop from which a local service operates. Existing and proposed community and commercial facilities in the village can be reached by foot in approximately 10 minutes	N/A
26	<b>Y</b>	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>Y</b>	=	There are no Listed Buildings within the site and the site would not affect the setting of any nearby Listed Buildings	N/A
29	<b>N</b>	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A

30	Y	=	There are no sites in the HER within the site	N/A
31	N	=	Carn Mor Dun SAM lies approximately 100m metres east of the site within Culbokie Wood. Given the presence of intervening mature woodland and the future presence of substantial areas of new planting at the south east boundary of the site it is unlikely development of the site will impact the setting of this SAM	N/A
32	Y	-	The site is not located within any landscape designations. The site would be visible from the B9169 and has the potential to be a material change in its landscape character.	A wide landscape buffer will, over time, filter and screen views of the site and provide a defensible settlement boundary. It will also be important that high quality design is used throughout
33	N	=	The site slopes gently from east to west, however given the gentle nature of the slope the development of the site is unlikely to have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the Culbokie settlement boundary within the Ross and Cromarty East Local Plan and is allocated for housing and amenity space	N/A
36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H6**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The site is within Culbokie Wood which is long established woodland, identified also as Ancient Woodland and in close proximity to the Cromarty Firth Ramsar, SPA and SSSI. It is anticipated that due	A recreational Access Management Plan may be required

			its proximity to the wood and the coast there may be an increase in recreational activity alongside the coast.	
2	Y	=	There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	Y	-	It is likely that development of the site will affect the green network as the site is greenfield in nature and lies within long established woodland	Retain 15 to 20m strips of woodland along the south west boundary and amenity land along the B9169 road frontage
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments through its location within Culbokie Wood and close to Cromarty Firth Rasmar, SPA and SSSI	N/A
5	Y	+	Given the size of the site it is unlikely to require 'off site' road improvements that will contribute to road safety	N/A
6	Y	+	There is limited scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	-	Development of the site will result in the loss of a small area of woodland. Given the size of the site there is unlikely to be a requirement for provision of new open space in line with Open Space in New Residential Developments Supplementary Guidance	Retain 15 to 20m strips of woodland along the south west boundary and amenity land along the B9169 road frontage
10	N	=	A core path within Culbokie Wood lies to the south east of the site. Development of the site is unlikely to affect this core path	Provide link to core path
11	N/Y	-	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. The site is located on greenfield	Minimise loss of woodland and retain wide

			land within a long established woodland.	woodland strips
12	<b>N</b>	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	<b>N</b>	=	The site is not classed as Prime Agricultural Land	N/A
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not effect the viability of a crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	The site is relatively flat and therefore unlikely to result in the need for changes in landform and level	N/A
18	<b>Y</b>	+	There are no watercourses within or adjacent to the site	N/A
19	<b>Y</b>	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	<b>N</b>	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>N</b>	=	No part of the site is at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>N</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the	N/A

			requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	=	The site has a principal aspect between SW and SE. The site is within woodland and therefore likely to be sheltered from prevailing wind	Siting and design to ensure appropriate solar orientation.
25	Y	+	The site is within 400m of a bus stop from which a local service operates. Culbokie Primary School is approximately 250m west of the site. Other commercial facilities are within an approximately 10 minute walk.	N/A
26	N	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	There are no Listed Buildings within the site and the site would not affect the setting of any nearby Listed Buildings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	There are no HER's within the site	N/A
31	N	=	No SAM lies within the site boundary or will be affected	N/A
32	Y	-	The site is not located within any landscape designations. The site will result in the loss of a limited number of trees within a large area of woodland. Given the location of the site within woodland there will be a limited impact upon key views	Retain 15 to 20m strips of woodland along the south west boundary and amenity land along the B9169 road frontage
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A

34	N	=	The site will not affect any area of wild land	N/A
35	Y	=	The site lies within the Culbokie settlement boundary in the Local Plan and is allocated for housing	N/A
36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H7 – Tore Farm West**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			=					The site is adjacent to Culbokie Wood and within close proximity to the Cromarty Firth Ramsar, SPA and SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity in the wood and alongside the coast	A recreational Access Management Plan may be required
2	Y			=					There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments through its location adjacent to Culbokie Wood and close to the Cromarty Firth Rasmar, SPA and SSSI	N/A
5	Y			+					Given the size of the site off site road improvements may be required to facilitate development of the site	Potential for off site road improvements to contribute to road safety
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles,	N/A

			as part of development of the site	
7	<b>N</b>	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>Y</b>	+	The sites eastern boundary is formed by a core path and a right of way connects to a south eastern corner of the site, there is an opportunity for the development to provide links to these paths	Provide links to existing paths
11	<b>N/Y</b>	-	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. The site is greenfield in nature and currently in agricultural use	N/A
12	<b>N</b>	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	<b>N</b>	=	The site is not classed as Prime Agricultural Land	N/A
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	The site slopes gently from east to west, however given the gentle nature of the slope the development of the site is unlikely to have a significant impact on the local landform	N/A

18	Y	=	There is a small lochan in the south west corner of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site has a principal aspect between SW and SE. The site is exposed to prevailing wind.	Siting and design to ensure appropriate solar orientation. Substantial landscape buffer would be required
25	Y	+	Parts of the site are within 400m of a bus stop from which a local service operates. Existing community and commercial facilities in the village can be reached by foot in approximately 20 minutes	N/A
26	Y	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A

27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>Y</b>	=	There are no Listed Buildings within the site and the site would not affect the setting of any nearby Listed Buildings	N/A
29	<b>N</b>	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	=	There are no sites in the HER within the site	N/A
31	<b>N</b>	=	Carn Mor Dun SAM lies approximately 100m metres east of the site within Culbokie Wood. Given the presence of intervening mature woodland and the future presence of substantial areas of new planting at the south east boundary of the site it is unlikely development of the site will impact the setting of this SAM.	N/A
32	<b>Y</b>	-	No landscape capacity identified within landscape capacity study. Would be highly visible from B9169 and contrast to landscape character, including distinction of Culbokie. The site would negatively impact attractive panoramic scenic views across rolling farmland, the Cromarty Firth and views into Culbokie Wood and present unbalanced expansion of the village	A wide landscape buffer would be required to filter and screen views of the site. It would also be important that high quality design is used throughout. A Landscape and Visual Impact Assessment would be required
33	<b>N</b>	=	The site slopes gently from east to west, however given the gentle nature of the slope the development of the site is unlikely to require significant re-contouring	A Sustainable Drainage Plan may be required.
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	A northern section of the site lies within the Culbokie settlement boundary and is allocated for housing and amenity space in the Ross and Cromarty East Local Plan. However much of the site lies outwith the current settlement boundary	N/A

36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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**Site Reference: H8 – Findon Mills**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			=					The site is within close proximity to the Cromarty Firth Ramsar, SPA and SSSI and Culbokie Wood. It is anticipated that due its proximity to the coast and the woodland there may be an increase in recreational activity alongside the coast and within the woodland.	A recreational Access Management Plan may be required
2	Y			=					There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments through its location close to Culbokie Wood, Cromarty Firth Rasmar, SPA and SSSI	N/A
5	Y			+					Likely off site road improvements will be required to facilitate the development	Transport Assessment may be required
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A

9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths or rights of way. The site is adjacent to a proposed area of open space to the east, path links could be made to link this open space. A 'link road' contained in the Highland Path Plan and core path lies close to the south east boundary of the site, connections should be made to these paths	Create path links to proposed open space to the west and link road and core path to the south
11	N/Y	-	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. The site is located on greenfield land presently used for agricultural purposes	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site would have no effect on the viability of a crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y	-	The site is undulating and therefore likely to result in the need for changes in landform and level	Sustainable urban drainage may be required
18	Y	-	A small water course which was historically straightened runs parallel to the northern perimeter of the site	Buffer to allow space restoration and development of natural processes

19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	Whilst the site is not shown as being at risk from fluvial or coastal flooding on SEPA's flood map the site has been identified as at risk from flooding due to the presence of a small water course that runs parallel the northern boundary of the site	Flood Risk Assessment may be required; development should be set back from watercourse
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	N	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site has a principal aspect between SW and SE. The site is relatively exposed and therefore unlikely to be sheltered from prevailing wind.	Siting and design to ensure appropriate solar orientation.
25	N	-	The site is within 650m of a bus stop from which a local service operates. Culbokie Primary School is approximately 500m west of the site. Other commercial facilities are within an approximately 20 minute walk.	N/A
26	Y	+	An existing local service passes the site, however given the distance of the site from existing bus stops an additional stop in closer proximity of the site would encourage use of sustainable modes of transport	N/A

27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	There are no Listed Buildings within the site and the site would not affect the setting of any nearby Listed Buildings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	A number of archaeological sites identified in the HER impinge and lie beyond parts of the sites south west boundary	A substantial buffer must be provided between archaeological sites identified in the HER and the site to minimise affects on these features
31	Y	-	A SAM, Findon Cottage, dun lies within trees adjacent to the northern boundary of the site, the setting of this SAM could be affected	A substantial buffer must be provided south east of the SAM to protect its immediate setting
32	Y	--	The site is not located within any landscape designations. No landscape capacity is identified in the landscape capacity study for the area. Development of the site would have high landscape and visual impacts. The site would be highly visible from the B9169, negatively affecting attractive long distance views over the site to open farmed slopes and woodland on the north side of the Cromarty Firth. It would also affect long distance views of undulating farmland to the west. Development of site would be in contrast to the character and distinction of the village of Culbokie and the Findon Mills area. There are a number of mature trees on the site that may be affected by the development.	Landscape and Visual Impact Assessment would be required. High quality design and layout that permits framed long distance views. Significant planting on the sites north eastern boundary would be required. Retention and protection of mature trees during construction works, replanting where necessary.
33	Y	-	Due to the undulating nature of the site it is unlikely it could be developed without significant re-contouring. Such re-contouring will be visually intrusive and impact upon scenic views	As above. In addition natural topography of the site should be reflected in site design
34	N	=	The site will not affect any area of wild land	N/A

35	N	-	The site lies within outwith the Culbokie settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H9 – Loch Sheriff**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within close proximity to the Cromarty Firth Ramsar, SPA and SSSI and Culbokie Wood. It is anticipated that due its proximity to the coast and the woodland there may be an increase in recreational activity alongside the coast and within the woodland.	A recreational Access Management Plan may be required
2	Y			=					There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments through its location close to Culbokie Wood, Cromarty Firth Rasmar, SPA and SSSI	N/A
5	Y			+					Unlikely off site road improvements will be required to facilitate the development	N/A
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					No bad neighbour uses or physical constraints have been identified nearby	N/A

8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>N</b>	=	The site will not affect any core paths or rights of way. A 'link road' contained in the Highland Path Plan and core path lies on the south west boundary of the site, connections should be made to these paths	Connect to link road on south west boundary of site
11	<b>N/Y</b>	-	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. The site is located on greenfield land presently used for the livery of horses	N/A
12	<b>N</b>	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	<b>N</b>	=	The site is not classed as Prime Agricultural Land	N/A
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site would have no effect on the viability of a crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	The site is relatively flat and therefore unlikely to result in the need for changes in landform and level	N/A
18	<b>N</b>	=	There are no watercourses, lochs or sea within or adjacent to the site	N/A
19	<b>Y</b>	=	Waste and waste water mains run up to the site therefore it is anticipated that a	N/A

			connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	
20	<b>N</b>	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>N</b>	=	No part of the site is within the 1 in 200 year flood risk contour as identified by SEPA	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>N</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	-	The site has a principal aspect between SW and SE. The site is relatively exposed and therefore unlikely to be sheltered from prevailing wind.	Siting and design to ensure appropriate solar orientation.
25	<b>Y</b>	=	The site is approximately 400m from a bus stop from which a local service operates. Culbokie Primary School is approximately 700m north west of the site. Other commercial facilities are within an approximately 20 minute walk.	N/A
26	<b>N</b>	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>N</b>	=	There are no Listed Buildings within the site and the site would not affect the setting of any nearby Listed Buildings	N/A

29	<b>N</b>	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site does contain any features identified in the HER	N/A
31	<b>N</b>	=	No SAMs are within the site boundary or will be affected	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. No landscape capacity is identified in the landscape capacity study for the area. Development of this site for housing is in contrast to the local landscape which is characterised by mixed agriculture, woodland and crofting.	Landscape and Visual Impact Assessment may be required.
33	<b>Y</b>	-	The site is relatively flat and therefore unlikely require significant re-contouring. However development of the site is likely to impact long distance scenic views to the west	As above
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site lies within outwith the Culbokie settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	<b>Y</b>	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: B1 – Old School Site

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within close proximity to the Cromarty Firth Ramsar, SPA and SSSI. However given site is fairly small in size and the proposal is for business use it is unlikely this will result in a significant increase in recreational use of those natural heritage designations	N/A
2	Y			=					There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	N			=					Given that the site is mostly brownfield it is unlikely to affect the present green network of the area	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments through its location close to Culbokie Wood, Cromarty Firth Rasmar, SPA and SSSI	N/A
5	N			=					The site is unlikely to require off site road improvements that will contribute to road safety	N/A
6	Y			+					There is limited scope to incorporate road safety measures, such as speed management methods, as part of development of the site	N/A
7	N			=					No bad neighbour uses or physical constraints have been identified nearby	N/A
8	Y			-					There may be land contamination issues affecting the site as it is a brownfield site	Contaminated Land Report may be required
9	N			-					A small area of open space, presumably previously associated with the former primary school, may be lost as part of the development of the site. This open space however does not appear useable. Development of the site may create some useable open spaces	High quality landscaping provided as part of redevelopment of the site

10	Y	=	A 'link road' contained within the Highland Path Record runs through the site. As this path is on a minor public road it is unlikely development of the site will affect its usability	N/A
11	Y/N	+	The site is brownfield, part of it is formerly occupied by Culbokie Primary School. The buildings are still standing on the site	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in the need for changes in landform and level	N/A
18	N	+	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	None of the site is at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge	N/A

22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>N</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site has a principal aspect between SW and SE. Much of the site is surrounded by built development and therefore is likely to be sheltered from prevailing wind	N/A
25	<b>Y</b>	+	The site is located centrally within the eastern 'dumbbell' of Culbokie. It is approximately 250m from a bus stop from which a local service operates. Retail and commercial facilities are within 5 minutes walking distance	N/A
26	<b>N</b>	=	Given the proximity to existing bus services and the size of the site, a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>N</b>	=	There are no Listed Buildings within the site and the site would not affect the setting of any nearby Listed Buildings	N/A
29	<b>N</b>	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	-	The former Culbokie Primary School lies within the site, it is identified as a locally important archaeological site in the HER. Development of the site may affect this feature.	Where possible building should be restored and incorporated into development proposals for the site. Should restoration not be viable a Historic Building Report should be compiled prior to any demolition

31	N	=	No SAM lies within the site boundary or will be affected	N/A
32	N	=	The site is not located within any landscape designations and will not affect any valued landscape features	N/A
33	N	=	As the site is largely developed it will have not have an effect on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	=	The site lies within the Culbokie settlement boundary in the Local Plan and is allocated for business use	N/A
36	Y	=	As the site is largely developed there is some existing street lighting. Additional street or flood light may be required dependant upon the nature of the proposed uses	Restricted use of street lighting

**Site Reference: C2 – By Culbokie East**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is within close proximity to the Cromarty Firth Ramsar, SPA and SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast	A recreational Access Management Plan may be required
2	Y			=					There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield in nature however given the nature of the proposed uses, additional greenspace would be created	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments through its location close to Culbokie Wood,	N/A

			Cromarty Firth Rasmar, SPA and SSSI	
5	Y	+	Likely limited off site road improvements will be required to facilitate the development	Improved access from B9169 and footway along south side of B9169
6	N	=	Traffic calming measures are not considered necessary given the nature of the proposed uses	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	=	Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	Y	+	The site will not affect any core paths or rights of way. The allocation provides an opportunity to link the site with Culbokie Wood to the south and connect with the existing path network in the village	N/A
11	N/Y	-	The site is not identified in the Scottish Government's Vacant and Derelict Land Survey. The site is located on greenfield land presently used for agricultural purposes	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is not classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y	-	The site is undulating and therefore changes in landform and level are likely to	Sustainable Urban

			be required to facilitate development.	Drainage will be required
18	Y	-	A small water course lies close to the eastern boundary of the site	Buffer will be required between water course and development
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	N	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	Given the presence of built development to the east and west and Culbokie Wood to the south the site is likely to be sheltered by prevailing wind. The site has a principal aspect between SW and SE.	Siting and design to ensure appropriate solar orientation.
25	Y	+	The site is within 300m of a bus stop from which a local service operates. Culbokie Primary School is approximately 350m from the site and other commercial facilities are within 10 minutes walking distance.	N/A
26	N	=	Given the proximity to existing bus services, a financial contribution to sustainable travel patterns may not be	N/A

			required	
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>N</b>	=	There are no Listed Buildings within the site and the site would not affect the setting of any nearby Listed Buildings	N/A
29	<b>N</b>	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	=	There are no HER's within the site	N/A
31	<b>N</b>	=	No SAM lies within the site boundary or will be affected	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. There is a grouping of mature trees to the north east of the site that may be affected by the development	Retention and protection of mature trees during construction works
33	<b>Y</b>	-	The site is undulating and therefore may have an impact upon local landform	A Sustainable Drainage Plan may be required
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site is not allocated for development in the adopted Local Plan	N/A
36	<b>Y</b>	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Dingwall  
Site Reference: H1 Gallows Hill

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y			+					Off site road improvements are likely to be required, for example at Blackwells Street	N/A
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known bad neighbour developments within or close to the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of	N/A

			open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	
10	<b>N</b>	=	A path contained in the Highland Path Record lies adjacent to the southern boundary of the site	Provide connection to existing path where possible
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is approximately 400m from the town centre and 200m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	<b>Y</b>	-	No part of the site is identified as being at risk from flooding on the SEPA flood map, however there may be some flooding at	Consideration of flood risk and drainage in consultation with TECS

			lower points from Knockbain Burn as previous problems at the culvert nearby and culvert is undersized for 1 in 200 year event	who hold detailed information on culvert issues
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site is approximately 400m from the town centre and 200m straight line distance from bus stops from which local services operate	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	=	Numerous locally important archaeological sites lie close to the eastern boundary of the site	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	<b>N</b>	=	The site will not impact any Scheduled	N/A

			Monument or its setting	
32	N	=	The site is not located within any landscape designations. Capacity identified in landscape capacity provide advance design/planting is provided	Landscape Framework may be required
33	Y	-	The site is relatively steep and therefore may require significant re-contouring	Site layout should respect natural topography of site, development should be avoided on highest areas in the interests of minimising landscape impact
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H2 Macrae Crescent**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential	N/A

			Development Supplementary Guidance	
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y	+	Off site road improvements are likely to be required, for example at Macrae Crescent	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbour developments within or close to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	+	A path contained in the Highland Path Record lies in a north eastern part of the site	Provide connection to existing path where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste	N/A

			management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is approximately 450m from the town centre and 330m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	Y	-	No part of the site is identified as being at risk from flooding on the SEPA flood map, however drainage will need to be given careful consideration as site is on steep slope uphill from existing development where drainage problems have caused flooding in the past	Drainage and Flood Risk Assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 450m from the town centre and 330m straight line distance from bus stops from which local services operate	N/A

26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. No capacity identified in landscape capacity study. Significant impacts likely on steep slopes of Dingwall, contrasting to landscape character	Landscape and Visual Impact Assessment and Landscape Framework likely to be required. Significant landscape boundary planting likely to be required
33	Y	-	The site is relatively steep and therefore may require significant re-contouring	Site layout should respect natural topography of site, development should be avoided on highest areas in the interests of minimising landscape impact
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H3 Dochcarty Road**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y					-			The site lies adjacent to an existing industrial estate which has the potential to harm the amenity of future residents. A high voltage overhead power line also passes over the site	Noise Assessment may be required. Minimum clearance must be maintained between the conductors, ground, roads, trees and objects on which a person may stand
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in some loss of usable open space given the site is greenfield in nature however development of the site	N/A

			would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	
10	Y	+	A path contained in the Highland Path Record lies adjacent to the eastern boundary of the site and a core path lies adjacent to the southern boundary of the site	Provide connection to existing paths where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The River Peffery runs to the north of the site. This water body is at moderate status for morphology with the main pressures being realignment and embankment.	Space for future restoration and allowance for future natural processes. Morphological Assessment likely to be required
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	Y	+	The site is approximately 800m from the town centre and 250m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	Y	--	Approximately 90% is identified as being at risk from fluvial flooding in the SEPA Flooding Map. High risk of flooding been confirmed by recent Flood Risk Assessments.	Flood Risk Assessment will be required however it is unlikely mitigation could reduce flood risk to an acceptable level.
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by built development and trees and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 800m from the town centre and 250m straight line distance from bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites identified in	N/A

			the Historic Environment Record	
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Capacity identified in landscape capacity study provided advance design/planting is provided	Landscape Framework likely to be required.
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the current settlement boundary and allocated for industrial use in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H4 Neil Gunn Road**

No	Y/ N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/ N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					Development of the site is likely to affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential	N/A

			Development Supplementary Guidance	
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	An overhead power line lies close to the western boundary of the site	Minimum clearance to be maintained between conductors, ground, roads, trees and objects on which a person may stand
8	N	=	There are no known contaminated land issues	N/A
9	Y	=	As the site is greenfield it is likely to affect the current green network in the area. The site provides an opportunity to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A path contained on the Highland Path Record lies adjacent to the western boundary of the site	Provide connections to existing path network where possible
11	N/ Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not identified as being prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any	N/A

			crofting unit	
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/ N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A culverted minor watercourse passes through the site	Opportunity for deculverting, allow space for development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies some distance from the town centre but is within 150m of public transport opportunities this may result in decreased use of car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from coastal or fluvial flooding on the SEPA flood map, however there are possibly some drainage channels on the site	Drainage Assessment may be required given the site is uphill from existing development on a steep slope
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation

25	Y	+	The site lies some distance from the town centre but is within 150m straight line distance of bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	Y	=	The will not affect any Conservation Area or its setting	N/A
28	N	=	The site will not impact on any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites identified in the Historic Environment Record lie within the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations and is unlikely to affect key views. However the site may affect a number of mature trees that lie in a southern portion of the site	Mature trees should be protected and retained during any construction works
33	N	=	The site slopes gently downhill from north to south, however given this slope is gentle it is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/ Y	+/+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and is allocated for housing	N/A
36	Y/ N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: B2 Dochcarty Road

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y				-				The site lies adjacent to an existing industrial estate however as business/industrial use is proposed this is unlikely to be an issue. A high voltage power line also passes over the site	Minimum clearance must be maintained between the conductors, ground, roads, trees and objects on which a person may stand
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space	N/A

10	Y	+	A path contained in the Highland Path Record lies adjacent to the eastern boundary of the site and a core path lies adjacent to the southern boundary of the site	Provide connection to existing paths where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The River Peffery runs along the north boundary of the site. This water body is at moderate status for morphology with the main pressures being realignment and embankment	Space for future restoration and allowance for future natural processes. Morphological Assessment likely to be required
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is approximately 800m from the town centre and 60m straight line distance from public transport opportunities which may reduce car travel	N/A

			contributing to air pollution	
21	Y	--	Approximately 90% is identified as being at risk from fluvial flooding in the SEPA Flooding Map. High risk of flooding been confirmed by recent Flood Risk Assessments.	Flood Risk Assessment will be required however it is unlikely mitigation could reduce flood risk to an acceptable level.
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by built development and trees and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 1km from the town centre and 60m straight line distance from bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A

32	N	=	The site is not located within any landscape designations. Capacity identified in landscape capacity study provided advance design/planting is provided	Landscape Framework likely to be required.
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+/+	The site is within the current settlement boundary and allocated for industrial use in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: Dingwall NS15, South of Craig Road**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site has likely connectivity to both the Cromarty Firth RAMSAR/SPA and SSSI.	Developer requirement stating that the development would be not adversely effect the qualifying features of the European Designated Sites and the SSSI
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	Development of the site may affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance, in any residential development on the site.	Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to an area of open space located to the west (Peffer Park)	Footpath Linkages should be provided to ensure adequate linkage to the nearby open space.

5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	Y	+	There is scope to incorporate road safety measures, such as designing streets principles, as part of development of the site	Developer requirement to ensure the delivery of designing street principles.
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site.	N/A
8	N	=	There are no known land contamination issues affecting the site.	N/A
9	Y	=	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance as part of any residential development on the site.	Developer requirement to be include in relation to open space provision in line with the Open Space in New Residential Development: Supplementary Guidance
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities, however there is a core path nearby.	Connections to the current core path network should be provided through the development.
11	Y	-	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will not result in loss of soil classed as Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Developer requirement to be include in relation to waste provision in line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	Developer requirement for the use of SuDS.
18	N	=	There are a number of field drains running through the site.	The route of the field drains should be safeguarded. No culverts should be created.
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the town centre which may reduce car travel contributing to air pollution. The site	Adequate footpath connections allowing safe walking and cycling

			is also located on a bus route which it is considered could reduce reliance on private car usage	routes to the village centre and the school should be a developer requirement.
21	N	-	A small section of the site is at risk of fluvial flooding in SEPA's 1 in 200 year flood risk map.	A flood risk assessment will be required.
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing and housing could be orientated to have a south facing aspect.	Design of buildings to take account of solar orientation
25	Y	-	The site over 400m straight line distance of the town centre/community facilities including primary school. The site is located within close proximity to a cycle path within the national cycle network	Connections would be required to the existing walking and cycling network.
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops/ safe routes to school to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any sites in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	-	The site is not located within any landscape designations. The site is likely to material change this area as an entrance to the town.	Sensitive design and retention of key views and vistas.
33	Y/N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	Sensitive design and retention of key views and vistas.
34	N	=	The site will not affect any area of wild land	N/A
35	Y	-	The site is currently within the settlement boundary in the Ross and Cromarty East Local Plan and allocated as amenity space for the setting of the development.	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: Dingwall NS20, Land to East of Eastend Wood**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site has likely connectivity to both the Cromarty Firth RAMSAR/SPA and SSSI.	Developer requirement stating that the development would be not adversely effect the qualifying features of the European Designated Sites and the SSSI
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	Development of the site may affect the green network as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance, in any residential development on the site.	Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and the open countryside	N/A
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	Y	+	There is scope to incorporate road safety measures, such as designing streets principles, as part of development of the site	Developer requirement to ensure the delivery of designing street principles.
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site.	N/A
8	N	=	There are no known land contamination issues affecting the site.	N/A
9	Y	=	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance as part of any residential development on the site.	Developer requirement to be include in relation to open space provision in line with the Open Space in New Residential Development: Supplementary Guidance
10	Y	=	A core path runs adjacent to the western boundary of the site	Connections to the current core path network should be provided

				through the development.
11	N/Y	-	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	-	It is likely that the site will result in loss of soil and a large part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Developer requirement to be include in relation to waste provision in line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	Developer requirement for the use of SuDS.
18	N	=	There are a number of field drains running through the site.	The route of the fireld drains should be safeguarded. No culverts should be created.
19	Y	=	Both systems run through the site therefore it is assumed a connection can be made	N/A
20	N	-	The site lies some distance from the town centre and is approximately 1000m straight line distance from public transport opportunities, this may result in increased use of car travel contributing to air pollution	Contribution towards sustainable travel may be required
21	N	-	No part of the site is identified as being at risk of flooding on the SEPA flood map, however a small water course lies close to the western boundary of the site	Flood Risk Assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively sheltered by mature trees and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation

25	N	-	The site is some distance from the town centre and is approximately 1000m straight line distance from bus stops from which local services operate.	Contribution towards sustainable travel patterns may be required
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops/ safe routes to school to encourage modal shift	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	+/-	Archaeological finds have been made in this area and recorded in the Historic Environment Record.	Archaeological assessment may be required.
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site may negatively effect key views over the Cromarty Firth on this route into Dingwall. The site may affect Trees Protected by Tree Preservation Orders that bound the site to the West	Landscape and Visual Impact Assessment, Landscape Framework likely to be required, trees protected by Tree Preservation Orders should be retained and protected and during any construction works
33	Y	-	The site slopes fairly steeply downwards from north to south, significant re-contouring may therefore be required	Where possible development should reflect the natural topography of the site, for example by providing terraces of housing
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	-	The site is outwith within the current settlement boundary and allocated for expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Dores

Site Reference: H3 South East of Mill Croft

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					Development of the site may affect the green network of the area as it is currently undeveloped. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	N			=					The site is unlikely to require off site road improvements that will contribute to road safety	N/A
6	Y			+					There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y			+					Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/Y			=					The site is greenfield/ under construction	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y			=					The site is likely to result in the loss of some soil, however no part of the site is prime agricultural land	Re-use of soil on site where possible

14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	The site is already under construction - waste and waste water mains connections have been established already	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is relatively distant from some local facilities however is within close proximity to a bus route which may encourage sustainable travel	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A

29	<b>N</b>	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	<b>N</b>	=	Development of the site will not affect any site recorded in the HER	N/A
31	<b>N</b>	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	<b>Y</b>	-	The site is located within the Loch Ness and Duntelchaig Area of Great Landscape Value	Development should ensure no negative impact on the setting of the AGLV
33	<b>N</b>	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	+	The site is allocated within the adopted Local Plan and has planning permission (under construction)	N/A
36	<b>Y</b>	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: B1 – Central Village

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation.	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					Development of the site may have some impact on the green network of the area as the site is undeveloped however this is not likely to be significant given the size of the site. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	N			=					The site is unlikely to require off site road improvements	N/A
6	N			=					Given the size of the site there is unlikely to be any scope for traffic calming measures	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	Y/N			?					There may be some potential for contamination	Site investigations may be required to assess any contamination
9	Y			+					Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/Y			=					The site is greenfield in nature	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y			=					The site is likely to result in the loss of some soil, however no part of the site is prime agricultural land	Re-use of soil on site where possible

14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore unlikely to affect the local landform	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both connections run within close proximity to the site therefore it is assumed a connection can be made	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	+	The site is located central to the village and within close proximity to community facilities. The site would also provide additional business facilities within close proximity to residential properties	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	There are no Listed Buildings in or adjacent to the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	There are no HER sites within or adjacent	N/A

				to the site	
31	N	=		There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-		The site is located within the Loch Ness and Duntelchaig Area of Great Landscape Value	Development should ensure no negative impact on the setting of the AGLV
33	N	=		The site has a gradient, development may have an impact on local landform however there is unlikely to be any significant intrusion on the landscape	Good siting and design will be required to minimise any impact
34	N	=		The site will not affect any area of wild land	N/A
35	Y	+		The site is allocated for development in the adopted Local Plan	N/A
36	Y	-		A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: C1(b) – North West of Village**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is brownfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is may require off site road improvements that will contribute to road safety	N/A
6	Y			+					There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A

9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/Y	=	The site is greenfield	N/A
12	Y	-	The site lies within a Geological Review Site or Local Geodiversity site	avoid/mitigate any impacts
13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made.	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	An area through the centre of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	A Flood Risk Assessment may be required/ development to exclude area identified as flood risk
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing	Siting and design to ensure appropriate solar

			winds. The site has a principal southern facing aspect	orientation
25	Y	+	The site is well located for the village centre and could provide additional community facilities within a central location	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	Y	-	2 locally important archaeological site identified on the Historic Environment Record site lies within the site	Consultation with relevant internal Council department to agree any required mitigation measures
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The site is located within the Loch Ness and Duntelchaig Area of Great Landscape Value	Development should ensure no negative impact on the setting of the AGLV
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the Kiltarlity settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Drumnadrochit**

**Site Reference: H2 – Pitkerrald/Allanmore**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					There are no natural heritage designations or areas identified for importance to nature conservation likely to be affected by development of the site	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y			+					There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	Y			-					Overhead power lines traverse parts of the site	Minimum clearance must be maintained between conductors, ground, roads, trees and objects on which a person may stand
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y			+					Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y			-					Rights of way traverse parts of the eastern section of the site	Maintain and incorporate rights of way within the development where possible; if not possible

				diversion will be required
11	<b>N/Y</b>	-	The site is greenfield in nature	N/A
12	<b>N</b>	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	<b>N</b>	=	No part of the site is prime agricultural land, however its development may result in the loss of good quality soil	Re-use of soil within the site where possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A

16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	The site is gently undulating and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	<b>Y</b>	=	The River Enrick lies close to the north of the site. The WB is currently at GOOD status for morphology. The watercourse is known to be dynamic with a high sediment load and frequent planform change. This site is situated downstream from a meander bend and is therefore very vulnerable to the development of future river processes i.e. erosion and planform change. Significant river engineering is likely to be required either as part of the development or in the future to protect the site. This is likely to have knock on effects on river process which could lead to similar problems nearby. River engineering is a very sensitive subject in this catchment due to flooding problems in Drumnadrochit.	Significant morphological assessment may be required to demonstrate the viability of the site for development in these terms. Any assessment should take into account previous assessment work already carried out on restoration and flooding.
19	<b>Y</b>	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	<b>N</b>	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>Y</b>	=	The site lies to the south of an area shown to be at risk of flooding on SEPA's 1 in 200 year flood risk map.	Further Flood Risk Assessment may be required.
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal	N/A

			processes	
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed by mature trees and therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	+	The site lies approximately 200m from the village centre and 100m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	-	There are no Listed Buildings within the site, however the site may affect the setting of the C(s) Listed Allanmore House	Set back from Listed Building and planting may be required to protect its setting
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	A number of locally important archaeological sites identified on the Historic Environment Record associated with Allanmore lie close to the western boundary of the site	Set back from Listed Building and planting may be required to protect its setting, agreement required from Council's HER Team
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. However a development of this scale is likely to impact upon the landscape setting and distinction of Drumnadrochit. The site may affect mature trees within the site that are a valued landscape feature.	Landscape and Visual Impact Assessment may be required. Landscape Framework may be required. Retention of mature trees where possible. Design incorporating traditional building features and materials
33	N	=	The site is gently undulating and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+/+	The site is within the Drumnadrochit	N/A

			settlement boundary in the Inverness Local Plan and allocated for housing	
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H3 – Pitkerrald/Allanmore North**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-	-			There is potential for connectivity to the Urquhart Bay Woods SAC	Due consideration of the impact on the site through the HRA.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y			+					There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	Y				-				Overhead power lines traverse parts of the site	Minimum clearance must be maintained between conductors, ground, roads, trees and objects on which a person may stand
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y			+					Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential	N/A

			Developments Supplementary Guidance	
10	Y	-	A Right of way traverses a western part of the site	Maintain and incorporate Rights of ways within the development where possible; if not possible diversion will be required
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, however its development may result in the loss of good quality soil	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	=	The River Enrick lies close to the north of the site. The WB is currently at GOOD status for morphology. The watercourse is known to be dynamic with a high sediment load and frequent planform change. This site is situated downstream from a meander bend and is therefore very vulnerable to the development of future river processes i.e. erosion and planform change. Significant river engineering is likely to be required either as part of the development or in the future to protect the site. This is likely to have knock on effects on river process which could lead to similar problems nearby. River engineering is a very sensitive subject in this catchment due to flooding problems in Drumnadrochit.	Significant morphological assessment may be required to demonstrate the viability of the site for development in these terms. Any assessment should take into account previous assessment work already carried out on restoration and flooding.
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	=	The site lies to the south of an area shown to be at risk of flooding on SEPA's 1 in 200 year flood risk map.	Further Flood Risk Assessment may be required.

22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed by mature trees and therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	N	-	The site lies approximately 600m from the village centre and bus stops from which local services operate	Contribution towards sustainable travel may be required
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites identified on the Historic Environment Record	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. The site may affect mature trees within the site that are a valued landscape feature.	Landscape Framework may be required. Retention of mature trees where possible. Design incorporating traditional building features and materials
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+/+	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for housing	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: H4 – Culcreuch

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 800m to the east of the site. This site may involve loss of semi-natural woodland	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination. Mitigation in terms of woodland should be considered in consultation with SNH.
2	N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	Development should avoid impact on the Green Network through preparation and implementation of a landscaping plan.
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	N				=				The site is unlikely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N				=				There are no known bad neighbour uses near the site	N/A
8	N				=				There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y				-				A right of way runs adjacent to the western boundary of the site	Maintain and incorporate core paths within the development where possible; if not possible diversion will be required

11	<b>N/Y</b>	-	The site is greenfield in nature	N/A
12	<b>N</b>	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	<b>N</b>	=	No part of the site is prime agricultural land, however its development may result in the loss of good quality soil	Re-use of soil within the site where possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	<b>N</b>	=	There are no water course within or adjacent to the site	N/A
19	<b>Y</b>	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	<b>N</b>	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from flooding on the SEPA 1 in 200 year fluvial flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is relatively enclosed by mature trees and therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	<b>Y</b>	=	The site lies approximately 450m from the village centre and bus stops from which local services operate	N/A
26	<b>N</b>	=	Due to the size of the site there is limited opportunity to improve active travel links.	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>N</b>	=	The site will not affect any Listed	N/A

			Buildings or their settings	
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites identified on the Historic Environment Record	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. However there is potential for landscape and visual impacts, in particular the removal of mature trees that may affect the recreational / amenity value of the area.	Woodland management plan and landscape framework may be required.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan but is allocated as amenity space	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H5 –Pitkerrald Road North**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			=					Urquhart Bay Woods Special Conservation Area lies approximately 800m to the east of the site	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with	N/A

			nature/natural environments as it is located close to woodland and open countryside	
5	<b>N</b>	=	The site is unlikely to require off site road improvements that will contribute to road safety	N/A
6	<b>Y</b>	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	<b>N</b>	=	There are no known bad neighbour uses near the site	N/A
8	<b>N</b>	=	There are no known contaminated land issues affecting the site	N/A
9	<b>Y</b>	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>Y</b>	-	A core path runs close to the northern boundary of the site	Maintain and incorporate core paths within the development where possible; if not possible diversion will be required
11	<b>N/Y</b>	-	The site is greenfield in nature	N/A
12	<b>N</b>	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	<b>N</b>	=	No part of the site is prime agricultural land, however its development may result in the loss of good quality soil	Re-use of soil within the site where possible

14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	<b>N</b>	=	There are no water courses within or adjacent to the site	N/A
19	<b>Y</b>	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	<b>N</b>	=	It is unlikely that development of this site	N/A

			will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA 1 in 200 year fluvial flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed by mature trees and therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 400m from the village centre and bus stops from which local services operate	N/A
26	N	=	Due to the size of the site there is limited opportunity to improve active travel links.	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites identified on the Historic Environment Record	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. However there is potential for landscape and visual impacts, in particular the removal of mature trees that may affect the recreational / amenity value of the area.	Woodland management plan and landscape framework may be required.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+/+	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and is allocated for housing	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the	N/A

			interests of safety however this would be restricted to a minimum	
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**Site Reference: H7 – Opposite Old High School**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 400m to the east of the site. The site also lies within long established woodland	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination. Woodland Management Plan may be required
2	N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located within woodland and close to open countryside	N/A
5	N				=				The site may require off site road improvements that will contribute to road safety, for example a footway on Kilmore Road	N/A
6	Y				+				There is limited scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A

7	N				=				There are no known bad neighbour uses near the site	N/A
8	N				=				There are no known contaminated land issues affecting the site	N/A
9	Y				-				The entire site is open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N				=				The site will not affect any core paths, rights of way or paths contained in the	Provide connections to existing path network

			Highland Path Record	where possible
11	<b>N/Y</b>	-	The site is greenfield in nature	N/A
12	<b>N</b>	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	<b>N</b>	=	No part of the site is prime agricultural land, however its development may result in the loss of good quality soil	Re-use of soil within the site where possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	<b>N</b>	=	There are no water courses within or adjacent to the site	N/A
19	<b>Y</b>	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	<b>N</b>	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from flooding on the SEPA 1 in 200 year fluvial flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is enclosed by mature trees and therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	<b>Y</b>	=	The site lies approximately 400m from the village centre and 300m from bus stops from which local services operate	N/A
26	<b>N</b>	=	Due to the size of the site there is limited opportunity to improve active travel links.	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A

28	Y	-	The site lies opposite the B Listed Drumnadrochit Secondary School and School House	Development should respect the setting of the Listed Building, Design Statement may be required to demonstrate this
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Locally important archaeological sites associated with Drumnadrochit Secondary School identified on the Historic Environment Record lie to the north of the site	Consultation with relevant internal Council department to ensure there is no harm to the setting of these records; Design Statement may be required
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. However there is potential for landscape and visual impacts, in particular the removal of long established woodland trees and vegetation that may affect the recreational / amenity value of the area	Retention of Woodland where possible. Woodland management plan and landscape framework may be required
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated as amenity space	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: MU4 – Kilmore North wider site**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 600m to the north east of the site	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination
2	N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development

3	Y	=	The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is close to woodland and open countryside	N/A
5	N	=	The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	N	=	No part of the site is open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	The Great Glen Way lies adjacent to the southern boundary of the site	Provide connection to path where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, however its development may result in the loss of good quality soil	Re-use of soil within the site where possible

14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to	N/A

			the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA fluvial 1 in 200 year flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A

23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is exposed to the south and therefore may be subject to prevailing wind. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 700m from the village centre and 150m from bus stops from which local services operate	N/A
26	N	=	There are opportunities to improve active travel links as the site lies close to public transport opportunities	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site lies within a locally important archaeological site identified on the Historic Environment Record, Lewiston Township.	Consultation with relevant internal Council department to ensure any required mitigation is provided
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. Would result in high landscape and visual impacts, including on views from the A82 and the distinction of Lewiston and Drumnadrochit, contrasting to landscape character.	Landscape and Visual Impact Assessment; Landscape Framework and Design Statement may be required. Areas most important for

				providing setting of villages and overriding open character of the area should be protected from development
33	<b>N</b>	=	The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y/N</b>	+/-	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for amenity use	N/A
36	<b>Y</b>	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: MU5 – Balmacaan Road

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 800m to the north east of the site	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination
2	N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is close to woodland and open countryside	N/A
5	N				=				The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N				=				There are no known bad neighbour uses nearby	N/A
8	N				=				There are no known contaminated land issues affecting the site	N/A
9	N				=				No part of the site is open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y				=				The Great Glen Way lies adjacent to the northern boundary of the site and a core path and right of way lie close to the western boundary	Provide connections to paths where possible
11	N/Y				-				The site is greenfield in nature	N/A
12	N				=				The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N				=				No part of the site is prime agricultural land, however its development may result in the loss of good quality soil	Re-use of soil within the site where possible
14	N				=				The site will not affect any area of	N/A

			peatland	
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	<b>N</b>	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	<b>N</b>	=	There are no watercourses within or adjacent to the site	N/A
19	<b>Y</b>	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	<b>N</b>	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from flooding on the SEPA fluvial 1 in 200 year flood map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is exposed to the north and therefore may be subject to prevailing wind. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation

25	<b>Y</b>	=	The site lies approximately 700m from the village centre and approximately 270m from bus stops from which local services operate	N/A
26	<b>N</b>	=	There are opportunities to improve active travel links as the site lies close to public transport opportunities	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>N</b>	=	The site will not affect any Listed Buildings or their settings	N/A

29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site lies within a locally important archaeological site identified on the Historic Environment Record, Lewiston Township.	Consultation with relevant internal Council department to ensure any required mitigation is provided
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. Would result in high landscape and visual impacts, including on views from the A82 and the distinction of Lewiston and Drumnadrochit, contrasting to landscape character.	Landscape and Visual Impact Assessment; Landscape Framework and Design Statement may be required. Areas most important for providing setting of villages and overriding open character of the area should be protected from development
33	N	=	The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for amenity use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: MU6 – Balmacaan Road East**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 800m to the north east of the site	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is unlikely to affect the present green network as the site is brownfield in nature. Development of the site would be expected to create areas of	N/A

			open/green space	
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is close to woodland and open countryside	N/A
5	N	=	The site is unlikely to require off site road improvements that will contribute to road safety	N/A
6	Y	=	There is scope for road safety measures as part of the development site, such as speed bumps	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	Y	=	As it is a brownfield site there may be contaminated land issues	Contaminated Land Report may be required to identify any necessary mitigation measures
9	N	=	No part of the site is open space identified in the Highland Open Space Audit. Dependant on the nature of the future use of the site it may enable high quality open space to be provided within the area	N/A
10	Y	=	The Great Glen Way lies adjacent to the northern boundary of the site	Provide connection to path where possible
11	N/Y	-	The site is brownfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	No part of the site is prime agricultural land, and development is unlikely to affect good quality soil as it is a brownfield site	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at	N/A

			risk from flooding on the SEPA fluvial 1 in 200 year flood map	
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is relatively enclosed and therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	<b>Y</b>	=	The site lies approximately 600m from the village centre and adjacent to bus stops from which local services operate	N/A
26	<b>N</b>	=	There are opportunities to improve active travel links as the site lies close to public transport opportunities	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>N</b>	=	The site will not affect any Listed Buildings or their settings	N/A
29	<b>N</b>	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect any locally important archaeological site identified on the Historic Environment Record	N/A
31	<b>N</b>	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	<b>Y</b>	=	The site will not affect any landscape designations. Furthermore given it is enclosed by mature woodland its development is unlikely to affect key views.	Mature trees should be retained and protected during construction works
33	<b>N</b>	=	The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y/N</b>	+/+	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for business use	N/A
36	<b>Y</b>	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: MU6 – Balmacaan Road East

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 800m to the north east of the site	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination
2	N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				The site is unlikely to affect the present green network as the site is brownfield in nature. Development of the site would be expected to create areas of open/green space	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is close to woodland and open countryside	N/A
5	N				=				The site is unlikely to require off site road improvements that will contribute to road safety	N/A
6	Y				=				There is scope to incorporate road safety measures, such as speed bumps as part of the development site	N/A
7	N				=				There are no known bad neighbour uses nearby	N/A
8	Y				=				As it is a brownfield site there may be contaminated land issues	Contaminated Land Report may be required to identify any necessary mitigation measures
9	N				=				No part of the site is open space identified in the Highland Open Space Audit. Dependant on the nature of the future use of the site it may enable high quality open space to be provided within the area	N/A
10	Y				=				The Great Glen Way lies adjacent to the northern boundary of the site	Provide connection to path where possible
11	N/Y				-				The site is brownfield in nature	N/A
12	N				=				The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N				=				No part of the site is prime agricultural land, and development is unlikely to affect good quality soil as it is a brownfield site	Re-use of soil within the site where possible
14	N				=				The site will not affect any area of peatland	N/A
15	N				=				The site will not affect the viability of any crofting unit	N/A
16	Y				+				Any development of the site will be expected to deliver sustainable waste	N/A

			management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA fluvial 1 in 200 year flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A

23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 500m from the village centre and adjacent to bus stops from which local services operate	N/A
26	N	=	There are opportunities to improve active travel links as the site lies close to public transport opportunities	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological site identified on the Historic Environment Record	N/A
31	N	=	There are no Scheduled Monuments	N/A

				within or adjacent to this allocation	
32	Y	=		The site will not affect any landscape designations. The site is highly visible from the A82 and therefore will affect views when travelling through the village	Design Statement may be required
33	N	=		The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A
34	N	=		The site will not affect any area of wild land	N/A
35	Y/Y	+/+		The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for business use	N/A
36	Y	-		A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: B1 – South of The Manse**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 700m to the north east of the site. The site is also largely occupied by Long Established Woodland.	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination. Minimise loss of woodland, woodland management plan may be required
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				The site is likely to affect the present green network as the site is greenfield and comprises woodland.	Development of the site would be expected to create areas of open/green space and minimise loss of woodland
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is close to woodland and open countryside	N/A
5	N			=					The site may require off site road improvements that will contribute to road safety	N/A
6	Y				=				There is scope to incorporate road safety measures, such as speed bumps as part of the development site	N/A
7	N				=				There are no known bad neighbour uses nearby	N/A

8	N	=	There are no known contaminated land issues	N/A
9	N	=	No part of the site is open space identified in the Highland Open Space Audit. Dependant on the nature of the future use of the site it may enable high quality open space to be provided within the area	N/A
10	Y	=	The Great Glen Way lies adjacent to the south west boundary of the site	Provide connection to path where possible
11	Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	-	Development is likely to result in the loss of soil	Re-use of soil within the site where possible

14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA fluvial 1 in 200 year flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A

23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and	Siting and design to

			therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	ensure appropriate solar orientation
25	Y	=	The site lies approximately 500m from the village centre and adjacent to bus stops from which local services operate	N/A
26	N	=	There are opportunities to improve active travel links as the site lies close to public transport opportunities	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	The site lies to the south west of the B Listed Kilmore Church, however the presence of intervening trees mean its setting is unlikely to be affected	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site lies to the south west of Kilmore Church which is a locally important archaeological site contained in the HER.	Sampling may be required
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The site will not affect any landscape designations. The site is highly visible from the A82 and therefore will affect views when travelling through the village	Design Statement may be required
33	N	=	The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for amenity use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: B1 – South of Hall**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Urquhart Bay Woods Special Conservation Area lies approximately 800m to the north east of the site.	Habitats Regulation Appraisal required to assess water quality and recreational pressure alone and in combination.
2	Y				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable

				mitigation measures to ensure no adverse impact through development
3	Y	-	The site is likely to affect the present green network as the site is greenfield	Development of the site would be expected to create areas of open/green space and minimise loss of woodland
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is close to woodland and open countryside	N/A
5	N	=	The site may require off site road improvements that will contribute to road safety	N/A
6	Y	=	There is scope to incorporate road safety measures, such as speed bumps as part of the development site	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues	N/A
9	N	=	No part of the site is open space identified in the Highland Open Space Audit. Dependant on the nature of the future use of the site it may enable high quality open space to be provided within the area	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	Y	-	The site is greenfield in nature	N/A

12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	-	Development is likely to result in the loss of soil	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this	N/A

			development would connect to the waste water treatment works	
20	<b>N</b>	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from flooding on the SEPA fluvial 1 in 200 year flood map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is relatively enclosed and therefore may be sheltered from prevailing wind. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	<b>Y</b>	=	The site lies approximately 900m from the village centre and 50m from bus stops from which local services operate	N/A
26	<b>N</b>	=	There are opportunities to improve active travel links as the site lies close to public transport opportunities	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>N</b>	=	The site will not affect any Listed Buildings	N/A
29	<b>N</b>	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect any sites on the HER	N/A
31	<b>N</b>	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	<b>N</b>	=	The site will not affect any landscape designations and is unlikely to have a significant impact upon key views or valued landscape features	N/A
33	<b>N</b>	=	The site is relatively flat and therefore unlikely to require have any significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y/N</b>	+/-	The site is within the Drumnadrochit settlement boundary in the Inverness Local Plan and allocated for amenity use	N/A

36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A
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**NS14: DRUMNADROCHIT, Land at Kilmore Road, Blairbeg**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	--	Likely loss of Inventory woodland definite loss of native woodland habitat	Minimise loss, compensatory planting elsewhere and better management of residual woodland
2	Y	-	Loss of native woodland habitat	Minimise loss, compensatory planting elsewhere and better management of residual woodland
3	Y	-	Permanent loss of green network component	Minimise loss and better management of residual woodland
4	Y	=	New householders will be introduced close to greenspace but may place greater pressure on it – i.e. desire further tree felling to improve daylighting	None
5	Y	-	Size of development unlikely to lever road improvements and will add to existing issues	Footway and trunk road junction improvements
6	N	n/a	Size of site will not incorporate traffic calming	n/a
7	Y	=	Bar/brewery potential bad neighbour use but very small scale	Greater setback between uses at detailed planning stage
8	N	n/a	No known contamination issues	n/a
9	Y	=	Loss of greenspace but potential for residual area to be more useable public greenspace	Minimise loss of greenspace and maximise public access to residual area
10	Y	=	Uncertain impact on existing informal routes	Retain existing desire line routes as far as possible and create new links
11	Y	-	Erosion of greenspace	Minimise loss and better management of residual land as permanent greenspace
12	N	n/a	No known geological interest	n/a
13	N	n/a	Non prime land	n/a
14	N	n/a	No peatland interest	n/a
15	N	n/a	No crofting interest	n/a
16	Y	=	Local recycling closeby and separate waste stream kerbside collection already available in village	None
17	Y	=	Small scale of development and plot sizes likely to allow “self sufficient” within curtilage drainage	In curtilage drainage
18	N	n/a	No watercourses within site	n/a
19	Y	+	Adequate capacity public sewerage available closeby	Connection to public sewer
20	N	n/a	Small scale and type of development will not have any significant air quality	n/a

			impact	
21	N	n/a	No known flood risk	n/a
22	N	n/a	No known erosion issue	n/a
23	N	n/a	Development unlikely to generate renewable energy	n/a
24	Y	=	Site is sheltered but solar gain opportunities limited by woodland	Fell woodland that curtails solar gain and retain that that provides shelter
25	Y	+	Close to main village centre and its facilities	Better footpath connections from site to those facilities
26	N	n/a	Scale of development very unlikely to provide a financial contribution above footpath improvements	
27	N	n/a	No conservation area affected	n/a
28	N	n/a	No listed building closeby	n/a
29	N	n/a	No designed landscape closeby	n/a
30	Y	=	Built heritage interest recorded closeby but not within site	Possible pre-determination walkover survey and any necessary preservation / recording
31	N	n/a	No SAM within site or closeby	n/a
32	Y	-	Erosion of a woodland cluster. These clusters are a key characteristic of the village's landscape character	Minimise loss, compensatory planting elsewhere and better management of residual woodland
33	N	n/a	No re-contouring required	n/a
34	N	n/a	No wild land area closeby	n/a
35	Y	=	Within boundary and close to facilities but safeguarded woodland	Minimise loss of woodland and net improvement to active travel connections
36	Y	=	No additional street lighting likely	Minimise any additional provision and make it low, downward emission design

Evanton

Site Reference: H2 Teandallon North West

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are likely to be required, for example at Swordale Road, Hermitage Street and Chapel Street	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y				-				An overhead electricity line traverses the site	Minimum clearance must be maintained between the conductors, ground, roads, trees and objects on which a person may stand

8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>N</b>	=	A path contained in the Highland Path Record lies adjacent to the northern boundary of the site	Provide connection to existing path where possible
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil and approximately half of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	-	Sgitheach River runs along the south boundary of the site, this water body is currently at good morphological status. Is a further historically straightened and partly culverted minor watercourse running along the eastern boundary and	Development of the site must take into account future river processes, for example erosion and platform change, likely to require some morphological

			within the site	assessment. Other minor watercourse may require to be deculverted and space allowed for restoration and development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is approximately 600m from the village centre and 500m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	Y	-	<10% along lower edge of site is identified as being at risk from fluvial flooding in the SEPA flood map from the Sgitheach River	Flood Risk Assessment will be required, outcomes may affect the developable area and layout options. Development should be set well back from the watercourse
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	N	-	The site is approximately 600m from the village centre and 500m straight line distance from bus stops from which local services operate, however access from the site to these bus stops may be an issue	N/A
26	Y	=	Given the proximity to existing bus services a financial contribution to	N/A

			sustainable travel patterns may be required	
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Teandallon Farmstea, a locally important archaeological contained in the Historic Environment Record lies to the east of the site	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site will be highly visible from Swordale Road and is likely to impact the landscape setting of the river	Landscape and Visual Impact Assessment and Landscape Framework may be required. Amenity strip must be retained adjacent to the river.
33	N	=	The site slopes gently and therefore is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H3 Knockrash North**

No	Y/N	Will the impact be...	Justification	Mitigation	Measures
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		++	+	=	-	--	??	+/-			
1	Y				-					The northern boundary of the site is formed by long established woodland and may be affected by the site	Buffer between woodland and development may be required
2	Y/N				=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to long established woodland and open countryside	N/A
5	Y				+					Off site road improvements are likely to be required, for example on Swordale Road	N/A
6	Y				+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N				=					There are no know bad neighbour uses near the site	N/A
8	N				=					There are no known land contamination issues affecting the site	N/A
9	Y				=					The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N				=					The site will not affect any core paths, rights of way of paths contained in the	Explore opportunities to connect the site to the

			Highland Path Record	wider path network
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	-	A small watercourse runs adjacent to the southern boundary of the site	Allow space for restoration of natural processes
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	-	The site is approximately 1.5km from the village centre and public transport opportunities, this may result in increased car travel contributing to air pollution	Contribution towards sustainable travel may be required
21	<b>N</b>	=	No part of the site is identified as being at risk from fluvial or coastal flooding on the SEPA flood map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A

23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by mature trees and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	N	-	The site is approximately 1.5km from the village centre and bus stops from which local services operate.	Opportunities to improve existing walking/cycling routes should be explored
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological site identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site relatively enclosed and therefore is unlikely to affect any key views	N/A
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the	N/A

			Ross and Cromarty East Local Plan	
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: H5 Culcairn North

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			+					Off site road improvements are likely to be required, for example on the B817	N/A
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no know bad neighbour uses near the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A

10	Y	=	A path contained on the Highland Path Record lies adjacent to the eastern boundary of the site	Provide connection to existing path network where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and approximately half of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	Historically straightened minor water course lies adjacent to the western boundary of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is approximately 800m from the village centre and there are public transport opportunities within 450m, of the site, this may result in reduced car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from fluvial or coastal flooding on the SEPA flood map	N/A

22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is exposed to the west and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	=	The site is approximately 800m from the village centre and 450m straight line distance from bus stops from which local services operate	N/A
26	<b>Y</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site lies too close to the southern boundary of the Novar Designed Landscape, however given the presence of intervening mature trees the site is unlikely to affect its setting	N/A
30	<b>Y</b>	-	A find spot of a polished axe identified as locally important archaeological site identified in the Historic Environment Record lie within the site	Consultation with relevant internal consultees to ensure no negative impacts
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. No landscape capacity identified within landscape capacity assessment. Would contrast to landscape character and setting of	Landscape and Visual Impact Assessment and Landscape Framework may be required. Significant structural

			Culcairn and Evanton	planting may be required
33	N	=	The site slopes gently and therefore is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H6 Culcairn West**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open	N/A

			countryside	
5	Y	+	Off site road improvements are likely to be required, for example on the B817	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no know bad neighbour uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path runs adjacent to the northern and western boundaries of the site	Provide connections to existing path network where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	Historically straightened minor water course lies adjacent to the eastern boundary of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is approximately 650m from the village centre and there are public transport opportunities within 400m, of the site, this may result in reduced car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from fluvial or coastal flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is exposed to the west and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site is approximately 650m from the village centre and 400m straight line distance from bus stops from which local services operate	N/A
26	Y	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not	N/A

			affect the setting of a Conservation Area	
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site lies too close to the southern boundary of the Novar Designed Landscape, however given the presence of intervening mature trees and farm land the site is unlikely to affect its setting	N/A
30	N	=	The site will not affect any locally important archaeological sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Capacity identified in landscape capacity assessment for south west quarter of site. However, upon higher ground and the east, the site is likely to contrast to the character and setting of Culcairn and Evanton.	Landscape and Visual Impact Assessment and Landscape Framework may be required. Significant structural planting may be required
33	N	=	The site slopes gently and therefore is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H7 North of Skiach Services**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for	N/A

			its importance for nature conservation	
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland, the coast and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	The site lies adjacent to an industrial estate	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights or way or paths contained in the Highland Path Network	Explore opportunities to connect to the wider path network
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the

				site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil and the entire site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	=	The site is approximately 3km from the village centre, however there are bus stops adjacent to the site this may result in reduced car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from fluvial or coastal flooding on the SEPA flood map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance	N/A

			which will encourage the use of micro renewables on site	
24	Y	=	The site is exposed to the south and west and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site is approximately 3km from the village centre but is adjacent to bus stops from which local services operate	N/A
26	Y	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site lies too close to the south eastern boundary of the Novar Designed Landscape, however given the presence of intervening mature trees and built development the site is unlikely to affect its setting	N/A
30	N	=	The site will not affect any locally important archaeological sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Although there are open views of the site from the B9176, its location between an existing industrial estate and a cluster of houses will limit its visual impact	Landscape buffer between the site and the B9176 may be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for industrial use	N/A

			in the Ross and Cromarty East Local Plan	
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H8 Land of Newton Road**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site may contain semi-natural woodland.	Detailed consideration of design to avoid impact on woodland
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within woodland and close to the coast and open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y				-				The site lies adjacent to an industrial estate	N/A
8	Y				-				There are potential for contaminated land issues as the site lies within the former office quarters of Evanton Airfield	A contaminated land report may be required to identify any necessary

				remediation measures
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights or way or paths contained in the Highland Path Network	Explore opportunities to connect to the wider path network
11	Y/N	=	The site is brownfield in nature	A contaminated land report may be required to identify any necessary remediation measures
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	Historically straightened minor watercourse on the boundaries of the site	Allow space for the restoration and development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	N	-	The site is approximately 1.5km from the village centre and 1km from bus stops, this may result in increased car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from fluvial or coastal flooding on the SEPA flood map however a watercourse runs along the eastern boundary of the site	Flood Risk Assessment will be required if development is proposed close to the watercourse, could be dealt with by buffer or development set back from watercourse
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is within mature woodland and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	N	-	The site is approximately 1.5km from the village centre and 1km from bus stops	A contribution towards sustainable travel may be required
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	A locally important archaeological site identified in the Historic Environment Record lies within the site, the Evanton	Consultation with relevant internal consultees to ensure site in HER is not

			Airfield Office Quarters	harmed by any development
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. However development of the site is likely to result in the loss mature woodland which is a valued landscape feature	Minimise loss of trees and protect remaining trees during construction period
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the current settlement boundary and allocated for industrial use in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H7 North of Skiach Services**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space	N/A

4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland, the coast and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	=	The site lies adjacent to an industrial estate, however this is unlikely to be an issue as industrial use is preferred on this site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space	N/A
10	N	=	The site will not affect any core paths, rights or way or paths contained in the Highland Path Network	Explore opportunities to connect to the wider path network
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the entire site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments	N/A

			including leaving enough space for kerbside collection/recycling	
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is approximately 3km from the village centre, however there are bus stops adjacent to the site this may result in reduced car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from fluvial or coastal flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is exposed to the south and west and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	The site is approximately 3km from the village centre but is adjacent to bus stops from which local services operate	N/A
26	Y	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A

28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site lies to close to the south eastern boundary of the Novar Designed Landscape, however given the presence of intervening mature trees and built development the site is unlikely to affect its setting	N/A
30	N	=	The site will not affect any locally important archaeological sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Although there are open views of the site from the B9176, its location between an existing industrial estate and a cluster of houses will limit its visual impact	Landscape buffer between the site and the B9176 may be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for industrial use in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: I3 – Highland Deephaven North West**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site lies close to the Cromarty Firth Ramsar, Special Protection Area and Site of Special Scientific Interest	Mitigation measures may be required to minimise impacts on natural heritage designations, particularly during

				construction works
2	Y/N	=	There are known to be protected species in the area, specially otter, wildfowl and marine mammals	Further protected species surveys may be required dependant upon any new development proposals
3	Y	-	It is likely that development of the site will affect the green network as the site is greenfield and access to the site may need to be restricted for security reasons following development of the site	Green networks may need to be created out with the site
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	=	The site is close to an existing industrial estate, however as industrial use is proposed this is unlikely to be an issue	N/A
8	N	=	There are unlikely to be contaminated land issues as the site is a greenfield site	N/A
9	Y	=	The site is unlikely to result in loss of useable open space as it is currently in agricultural use	N/A
10	N	=	A core path and a national cycle network route lies adjacent to the northern boundary of the site	Provide connections to existing path network where possible
11	Y/N	=	The site is greenfield in nature	Ensure best use is made of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and much of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally

14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	-	The Allt Grad River runs through the site	Development of the site must take into account future river processes which may require significant morphological assessment.
19	<b>N</b>	-	Water supply requires enhancement and the site is not connected to a public drainage system	Connection to a public sewer must be provided before further development can be accepted
20	<b>N</b>	-	Development of the site is expected to generate additional road, rail and sea traffic with consequent additional traffic emissions affecting air quality. However increased use of rail for freight has the potential to have a lesser negative affect on air quality in comparison to road haulage	N/A
21	<b>Y</b>	-	Up to 20% of the site is within the SEPA Flood Map for fluvial flooding from the Allt Graad	Flood Risk Assessment will be required to demonstrate proposals comply with Scottish Planning Policy and mitigation measures would not increase risk of flooding elsewhere
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal	N/A

			processes	
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed by mature trees and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	N	=	No part of the site is within 400m straight line distance of any community facility however there are bus stops adjacent to the northern boundary of the site	N/A
26	Y	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	A locally important archaeological site identified in the Historic Environment Record, a possible burnt mound, lies within the site	Consultation with relevant internal consultees to minimise impact upon site contained in the Historic Environment Record
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. However, given the presence of mature trees that enclose the site it is unlikely have negative impacts on significant views	N/A
33	Y	-	The site is undulating and may require significant re-contouring	Reflect natural topography of the site

34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the current settlement boundary and allocated for amenity use in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: I1 – Highland Deephaven Coastal Area**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				--				The Cromarty Firth Ramsar, Special Protection Area and Site of Special Scientific Interest lie within the site	Mitigation measures may be required to minimise impacts on natural heritage designations, particularly during construction works
2	Y/N				-				There are known to be protected species in the area, specially otter, wildfowl and marine mammals	Further protected species surveys may be required dependant upon any new development proposals
3	Y				-				It is likely that development of the site will affect the green network as the site is greenfield and access to the site may need to be restricted for security reasons following development of the site	Green networks may need to be created out with the site
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A

7	Y	=	The site is within an existing industrial estate, however as industrial use is proposed this is unlikely to be an issue	N/A
8	Y	-	There may be contaminated land issues as it is a brownfield site	A contaminated land report may be required to identify any necessary mitigation measures
9	Y	=	The site may result in the loss of some open space	N/A
10	N	=	A core path and a path contained in the Highland Path Record pass through the site	Retain access to existing paths where possible
11	N/Y	=	The site is mostly brownfield	Ensure best use is made of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and much of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The Allt Grad River runs through the site and the site lies adjacent to the Cromarty Firth coastline	Development of the site must take into account future river processes which may require significant morphological assessment

19	<b>N</b>	-	Water supply requires enhancement and the site is not connected to a public drainage system	Connection to a public sewer must be provided before further development can be accepted
20	<b>N</b>	-	Development of the site is expected to generate additional road, rail and sea traffic with consequent additional traffic emissions affecting air quality. However increased use of rail for freight has the potential to have a lesser negative affect on air quality in comparison to road haulage	N/A
21	<b>Y</b>	-	The entire site is within the SEPA Flood Map for fluvial flooding from the Allt Graad or costal flooding from the Cromarty Firth	Flood Risk Assessment will be required to demonstrate proposals comply with Scottish Planning Policy and mitigation measures would not increase risk of flooding elsewhere
22	<b>Y</b>	-	The site may be affected by coastal erosion or natural coastal processes	A Coastline Management Plan may be required
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is exposed on some sides and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	=	No part of the site is within 400m straight line distance of any community facility or public transport opportunities	N/A
26	<b>Y</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A

28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Several locally important archaeological sites identified in the Historic Environment Record lie within the site	Consultation with relevant internal consultees to minimise impact upon sites contained in the Historic Environment Record
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. May have significant landscape and visual impacts, including contrast with open landscape character and views to the first, including from the A9	Landscape and Visual Impact Assessment and Landscape Framework may be required.
33	Y	-	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is out with the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: I5 – Highland Deephaven Rail Link**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The Cromarty Firth Ramsar, Special Protection Area and Site of Special Scientific Interest lie close to the site	Mitigation measures may be required to minimise impacts on natural heritage designations,

				particularly during construction works
2	Y/N	-	There are known to be protected species in the area, specially otter, wildfowl and marine mammals	Further protected species surveys may be required dependant upon any new development proposals
3	Y	-	It is likely that development of the site will affect the green network as the site is greenfield and access to the site may need to be restricted for security reasons following development of the site	Green networks may need to be created out with the site
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+	Off site road improvements are likely be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	=	The site is partly within an existing industrial estate, however as industrial use is proposed this is unlikely to be an issue	N/A
8	Y	-	There may be contaminated land issues as it is partly a brownfield site	A contaminated land report may be required to identify any necessary mitigation measures
9	Y	=	The site may result in the loss of some open space	N/A
10	N	=	Core paths lie close to the site that may be affected	Retain access to existing paths where possible
11	N/Y	=	The site is mostly brownfield	Ensure best use is made of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and much of the site is prime	Re-use of soil within the site or elsewhere locally

			agricultural land	
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	=	The site lies close to the Allt Grad River and Cromarty Firth coastline	Development of the site must take into account future river processes which may require significant morphological assessment
19	<b>N</b>	-	Water supply requires enhancement and the site is not connected to a public drainage system	Connection to a public sewer must be provided before further development can be accepted
20	<b>N</b>	+	Development of the site is expected to generate additional road, rail and sea traffic with consequent additional traffic emissions affecting air quality. However increased use of rail for freight has the potential to have a lesser negative affect on air quality in comparison to road haulage	N/A
21	<b>Y</b>	-	Part of the site is within the SEPA Flood Map for fluvial flooding from the Allt Graad or costal flooding from the Cromarty Firth	Flood Risk Assessment will be required to demonstrate proposals comply with Scottish Planning Policy and mitigation measures would not increase risk of flooding elsewhere

22	Y	-	The site may be affected by coastal erosion or natural coastal processes	A Coastline Management Plan may be required
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is exposed on some sides and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	N	=	No part of the site is within 400m straight line distance of any community facility or public transport opportunities. However proposal is for a rail siding and link	N/A
26	Y	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	Several locally important archaeological sites identified in the Historic Environment Record lie close to the site	Consultation with relevant internal consultees to minimise impact upon sites contained in the Historic Environment Record
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. May have significant landscape and visual impacts, including contrast with open landscape character and views to the first, including from the A9	Landscape and Visual Impact Assessment and Landscape Framework may be required.

33	Y	-	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is safeguarded in the current Ross and Cromarty East Local Plan for a rail siding	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: I6 Land off Newton Road**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site may contain semi-natural woodland.	Detailed consideration of design to avoid impact on woodland
2	Y/N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within woodland and close to the coast and open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety	N/A

			measures, such as speed bumps, as part of development of the site	
7	Y	-	The site lies adjacent to an industrial estate	N/A
8	Y	-	There are potential for contaminated land issues as the site lies within the former office quarters of Evanton Airfield	A contaminated land report may be required to identify any necessary remediation measures
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space	N/A
10	N	=	The site will not affect any core paths, rights or way or paths contained in the Highland Path Network	Explore opportunities to connect to the wider path network
11	Y/N	=	The site is brownfield in nature	A contaminated land report may be required to identify any necessary remediation measures
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A

18	Y	-	Historically straightened minor watercourse on the boundaries of the site	Allow space for the restoration and development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site is approximately 1.5km from the village centre and 1km from bus stops, this may result in increased car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from fluvial or coastal flooding on the SEPA flood map however a watercourse runs along the eastern boundary of the site	Flood Risk Assessment will be required if development is proposed close to the watercourse, could be dealt with by buffer or development set back from watercourse
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is within mature woodland and therefore may not be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	N	-	The site is approximately 1.5km from the village centre and 1km from bus stops	A contribution towards sustainable travel may be required
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will	N/A

			be affected by the site	
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	A locally important archaeological site identified in the Historic Environment Record lies within the site, the Evanton Airfield Office Quarters	Consultation with relevant internal consultees to ensure site in HER is not harmed by any development
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. However development of the site is likely to result in the loss mature woodland which is a valued landscape feature	Minimise loss of trees and protect remaining trees during construction period
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+/+	The site is within the current settlement boundary and allocated for industrial use in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: Evanton NS113, North East of Drummond Farm**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	Potential for recreational impact on Cromarty Firth SPA/Ramsar/SSSI	Access recreational management plan. Due consideration of the site through HRA.
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact

				through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+	Off site road improvements are likely to be required, for example on Balconie Street	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	The eastern boundary of the site is formed by the Far North Railway Line	Noise Assessment may be required
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths or rights of way.	Provide connection to existing path network where possible
11	Y	-	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and much of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y	-	The site slopes from north to south and is therefore likely to result in the need for changes to landform and level – SUDS will be required to deal with any soil or drainage issues	N/A

18	N	=	There are no watercourses, lochs or bodies of sea within or adjacent to the site.	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is approximately 400m from the village centre and there are bus stops on the western boundary of the site from which local services operate which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is exposed and may therefore be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 400m from the village centre and there are bus stops on the western boundary of the site from which local services operate.	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	A site identified in the Historic Environment Record, namely a pill box associated with Evanton Airfield lies adjacent within the site.	Consultation with the Council's Historic Environment Team, archaeological investigation may be required as a condition on any planning permission
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site will be visible from Balconie Road and may impact the landscape character of this part of Evanton	Landscape and Visual Impact Assessment and Landscape Framework may be required.
33	N	=	The site is sloping and therefore may require significant re-contouring	Minimise re-contouring and allow development to

				reflect natural topography of site, restrict development on higher parts of site
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

## Fort Augustus

### Site Reference: H3 Rear of the Old Convent

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No part of the site is likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may affect the present green network as the site is partly greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site may require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y			=					A core path runs adjacent to the southern boundary of the site	Provide connection to core path where possible
11	N/Y				-				The site is partly greenfield in nature	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N			=					The site is likely to result in the loss of soil	Re-use of soil within the

			however no part of the site is prime agricultural land	site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map, however the site does lie adjacent to an area at risk of flooding	Flood Risk Assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 600m from the village centre and adjacent to bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or	N/A

			is adjacent to a conservation area	
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	Y	-	Part of the site is identified as a locally important archaeological site in the Historic Environment Record	Possible pre-determination survey and possible mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. The site may affect views over the site and there are mature trees within the site that are valued landscape features	Landscape and Visual Impact Assessment and Landscape Framework may be required. Attention should be paid to maintaining views. Tree planting and safeguards for amenity should be provided.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+/+	The site is within the Fort Augustus settlement boundary in the Inverness Local Plan and is allocated for housing expansion	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

#### Site Reference: I1 Adjacent to Fire Station

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No part of the site is likely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may affect the present green network as the site is partly greenfield in nature. However development of the site would be expected to create areas of open/green space.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is	N/A

			located close to woodland and open countryside	
5	Y	=	The site may require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope for road safety measures, such as speed bumps, as part of the development site	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A

9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/Y	-	The site is partly greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at	N/A

			risk from flooding in the SEPA 1 in 200 year flood risk map	
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	<b>Y</b>	=	The site lies approximately 1km from the village centre and 150m from bus stops from which local services operate	N/A
26	<b>Y</b>	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect any Garden and Designed Landscape	N/A
30	<b>N</b>	=	No part of the site is identified as a locally important archaeological site in the Historic Environment Record	N/A
31	<b>N</b>	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	<b>Y</b>	=	The site will not affect any landscape designations. The is unlikely to affect key views as it largely enclosed by landscaping and vegetation	Retention of landscaping and vegetation where possible
33	<b>N</b>	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y/Y</b>	+/+	The site is within the Fort Augustus settlement boundary in the Inverness Local Plan and is allocated for industrial uses	N/A
36	<b>Y</b>	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A



**Fortrose and Rosemarkie**  
**Site Reference: H2**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site is located within close proximity (within 200m) of the Moray Firth Special Area of Conservation. Development of the site may impact on the setting of the SAC	Consultation with SNH may be required to ensure no negative impact on the integrity of the SAC
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y				+				The site may provide some opportunity for people to come into contact with nature/natural environments given its location within close proximity to the SAC natural heritage designation	N/A
5	N			=					Development of the site is not likely to require any off site road improvements which may contribute to road safety	N/A
6	Y				+				There may be scope to include traffic calming measures, such as home zone principles within the development which may improve road safety	N/A
7	N			=					The site is not located next to any bad neighbour developments or within areas of physical constraints	N/A
8	N			=					There are no known land contamination	N/A

			issues affecting the site	
9	Y	=	The site will result in a loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	N	=	The Chanonry Point (west) Core Path is located within close proximity to the south east of the site	Development should provide a link with this Core Path if possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	The site may result in a loss of soil; however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in significant changes to landform or level	N/A
18	N	=	The site is within close proximity to the sea – however no culverting, channelling or diverting of watercourses is anticipated	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	Given the size of the site and its proximity to the village centre, additional traffic generation is likely to be significant or contribute to air pollution	N/A

21	<b>N/Y</b>	=	The site is located within close proximity of areas identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map however the site itself is not considered to be at risk	A Flood Risk Assessment may be required in support of development of the site
22	<b>N/Y</b>	=	The site may be at risk of coastal erosion or natural coastal processes given its location	As above
23	<b>N</b>	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>N</b>	-	The site is outwith 400m straight line distance of community/retail facilities which may result in an increase in car use	Strong active travel links to be incorporated within the site and to the village centre
26	<b>N</b>	=	The site is unlikely to provide an opportunity for planning gain towards encouraging sustainable travel	N/A
27	<b>N</b>	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	<b>N</b>	=	The site will not impact on any Listed Building and/or their setting	N/A
30	<b>N</b>	=	The site will not impact on any sites identified in the HER	N/A
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	-	The site is located within the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area	Development should give due regard to the setting of the SLA
33	<b>N</b>	=	The site is unlikely to have any impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A

35	Y	+	The site is allocated for housing use in the Ross and Cromarty East Local Plan and is within the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: H3**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			+					Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	N			=					The site is unlikely to provide significant opportunities for people to come into contact with nature/natural environments however there may be some opportunity given its location within open countryside	N/A
5	Y			+					Development of the site is likely to require some off site road improvements which may contribute to improved road safety	N/A
6	Y			+					There may be scope to include traffic calming measures, such as home zone principles within the development which	N/A

			may improve road safety	
7	<b>N</b>	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	-	The site will result in a significant loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	<b>N</b>	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site may result in a significant loss of soil; this is partially classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	Development of the site is unlikely to result in significant changes to landform or level	N/A
18	<b>N</b>	=	There are no watercourses, loch or sea within close proximity to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	<b>N</b>	=	The site is within reasonable distance of the village centre which may result in less car use contributing to air pollution	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is not likely to be at risk from coastal erosion or natural coastal processes	N/A
23	<b>N</b>	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>Y</b>	+	The site is within 400m straight line distance of community/retail facilities which may encourage walking and cycling	N/A
26	<b>Y</b>	=	The site may provide an opportunity for planning gain towards encouraging sustainable travel	N/A
27	<b>N</b>	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	<b>N</b>	=	The site will not impact on any Listed Building and/or their setting	N/A
30	<b>N</b>	=	The site will not impact on any sites identified in the HER	N/A
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	-	The site is located within close proximity to the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area	Development should give due regard to the setting of the SLA
33	<b>N</b>	=	The site is unlikely to have any impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A

35	N	-	The site is not allocated for any use in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: H4**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			+					Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	N			=					The site is unlikely to provide significant opportunities for people to come into contact with nature/natural environments however there may be some opportunity given its location within open countryside	N/A
5	N			=					Development of the site is not likely to require some off site road improvements which may contribute to improved road safety	N/A
6	Y			+					There may be scope to include traffic calming measures, such as home zone principles within the development which	N/A

			may improve road safety	
7	<b>N</b>	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in a significant loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	<b>N</b>	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site may result in a loss of soil; this is partially classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	Development of the site is unlikely to result in significant changes to landform or level	N/A
18	<b>N</b>	=	There are no watercourses, loch or sea within close proximity to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	<b>N</b>	=	The site is within reasonable distance of the village centre which may result in less car use contributing to air pollution	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is not likely to be at risk from coastal erosion or natural coastal processes	N/A
23	<b>N</b>	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>N</b>	=	The site is outwith 400m straight line distance of community/retail facilities which may result in an increase in car use	Strong active travel links to be incorporated within the site and to the village centre
26	<b>Y</b>	=	The site may provide an opportunity for planning gain towards encouraging sustainable travel	N/A
27	<b>N</b>	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	<b>N</b>	=	The site will not impact on any Listed Building and/or their setting	N/A
30	<b>N</b>	=	The site will not impact on any sites identified in the HER	N/A
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	-	The site is partially located within to the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area	Development should give due regard to the setting of the SLA
33	<b>Y</b>	-	The site is likely to affect the openness between Fortrose and Rosemarkie	N/A
34	<b>N</b>	=	The site will not affect any area of wild	N/A

			land	
35	N	-	The site is not allocated for any use in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: H5**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site is located within close proximity (within 200m) of the Moray Firth Special Area of Conservation. Development of the site may impact on the setting of the SAC	Consultation with SNH may be required to ensure no negative impact on the integrity of the SAC
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	Y				+				The site may provide some opportunity for people to come into contact with nature/natural environments given its location within close proximity to the SAC natural heritage designation	N/A
5	Y				+				Development of the site may require some off site road improvements which may contribute to road safety	N/A
6	Y				+				There may be scope to include traffic calming measures, such as home zone	N/A

			principles within the development which may improve road safety	
7	<b>N</b>	=	The site is not located next to any bad neighbour uses or within areas of physical constraints	N/A
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in a significant loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	<b>N</b>	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site may result in a loss of soil; this is classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	Development of the site is unlikely to result in significant changes to landform or level	N/A
18	<b>N</b>	=	The site is within close proximity to the sea – however no culverting, channelling or diverting of watercourses is anticipated	N/A

19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	-	The site is outwith reasonable distance of the village centre which is likely to result in increased car use contributing to air pollution	N/A
21	N/Y	=	The site is located within close proximity of areas identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map however the site itself is not considered to be at risk	N/A
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	N	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	Y/N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	N	-	The site is outwith 400m straight line distance of community/retail facilities which may result in an increase in car use	Strong active travel links to be incorporated within the site and to the village centre
26	Y	=	The site may provide an opportunity for planning gain towards encouraging sustainable travel	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	N	=	The site will not impact on any sites identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is located within to the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area	Development should give due regard to the setting of the SLA

33	Y	-	The site is likely to affect the openness between Fortrose and Rosemarkie	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated for any use in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: H6**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				+				Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
4	N			=					The site is unlikely to provide significant opportunities for people to come into contact with nature/natural environments however there may be some opportunity given its location within open countryside	N/A
5	Y				+				Development of the site is likely to require some off site road improvements which	N/A

			may contribute to improved road safety	
6	Y	+	There may be scope to include traffic calming measures, such as home zone principles within the development which may improve road safety	N/A
7	Y	-	The site is located within close proximity to waste water treatment works which may be considered a bad neighbour development	Suitable buffer from development may be required
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	The site will result in a significant loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	N	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site may result in a significant loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y	-	Development of the site is likely to result in changes to land form and level given the site is relatively steep which may	SUDS may be required

			result in issues with drainage or soil	
18	<b>N</b>	=	There are no watercourses, loch or sea within close proximity to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	-	The site is not within reasonable walking distance or on a bus route which may result in an increase in car travel contributing to air pollution	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is not likely to be at risk from coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There may be some scope to incorporate some form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>N</b>	-	The site is outwith 400m straight line distance of the village centre/community facilities. The site is also accessed from a single track road which may discourage walking/cycling	Active travel links to be promoted
26	<b>Y</b>	=	The site may provide an opportunity for planning gain towards encouraging sustainable travel	N/A
27	<b>N</b>	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	<b>N</b>	=	The site will not impact on any Listed Building and/or their setting	N/A
30	<b>N</b>	=	The site will not impact on any sites identified in the HER	N/A
31	<b>N</b>	=	The site will not impact on any Scheduled	N/A

			Ancient Monument and/or its setting	
32	Y	-	The site is located within close proximity to the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area	Development should give due regard to the setting of the SLA
33	Y	-	Development of the site may impact on the local landform and may require re-countering	A Landscape and Visual Impact Assessment to ensure development does not become significantly intrusive
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated for any use in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: MU2**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The site is unlikely to have any impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential	N/A

			Developments Supplementary Guidance	
4	<b>N</b>	=	The site is not likely to provide opportunities for people to come into contact with nature/natural environments other than that within the surrounding countryside	N/A
5	<b>Y</b>	+	Development of the site may require some off site road improvements which may contribute to road safety	N/A
6	<b>Y</b>	+	There may be scope to include traffic calming measures within the development which may improve road safety	N/A
7	<b>N</b>	=	The site is located next to a waste water treatment works which may be considered bad neighbour	Suitable buffer may be required
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	-	The site will result in a significant loss of some open space. Given the nature of the proposed uses it is unlikely that any additional open space will be created	N/A
10	<b>N</b>	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site will result in a loss of soil; this is classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's	N/A

			Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	<b>N</b>	=	Development of the site may result in significant changes to landform or level	SUDS may be required
18	<b>N</b>	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	-	The site is outwith reasonable distance of the village centre which is likely to result in increased car use contributing to air pollution	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is not identified as being at risk from coastal flooding	N/A
23	<b>N</b>	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>N</b>	=	The site is outwith 400m straight line distance of community/retail facilities which may result in an increase in car use. However the site itself is proposed to provide additional retail facilities which are within a reasonable distance of residential areas	Strong active travel links to be incorporated within the site and to the village centre
26	<b>Y</b>	=	The site may provide an opportunity for planning gain towards encouraging sustainable travel	N/A
27	<b>N</b>	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Buildings and/or their settings	N/A

29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	N	=	The site will not impact on any sites identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is located within close proximity to the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area and may impact on its setting	Development should give due regard to the setting of the SLA
33	Y	-	The site is likely to affect the openness between Fortrose and Rosemarkie	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated for any use in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: MU3**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			+					Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped however development of the	N/A

			site will also be expected to create new areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	
4	<b>N</b>	=	The site is unlikely to provide significant opportunities for people to come into contact with nature/natural environments however there may be some opportunity given its location within open countryside	N/A
5	<b>N</b>	=	Development of the site is not likely to require some off site road improvements which may contribute to improved road safety	N/A
6	<b>Y</b>	+	There may be scope to include traffic calming measures, such as home zone principles within the development which may improve road safety	N/A
7	<b>N</b>	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in a significant loss of some open space however development is also likely to include creation of additional areas of open space	N/A
10	<b>N</b>	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site may result in a loss of soil; this is partially classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A

15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	Development of the site is unlikely to result in significant changes to landform or level	N/A
18	<b>N</b>	=	There are no watercourses, loch or sea within close proximity to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	=	The site is within reasonable distance of the village centre which may result in less car use contributing to air pollution	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is not likely to be at risk from coastal erosion or natural coastal processes	N/A
23	<b>N</b>	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>N</b>	=	The site is outwith 400m straight line distance of community/retail facilities which may result in an increase in car use	Strong active travel links to be incorporated within the site and to the village centre
26	<b>Y</b>	=	The site may provide an opportunity for planning gain towards encouraging sustainable travel	N/A
27	<b>N</b>	=	The site is unlikely to have any impact on any Conservation Area	N/A

28	<b>N</b>	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	<b>N</b>	=	The site will not impact on any Listed Building and/or their setting	N/A
30	<b>N</b>	=	The site will not impact on any sites identified in the HER	N/A
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	-	The site is located within close proximity to the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area and may have an impact on its setting	Development should give due regard to the setting of the SLA
33	<b>Y</b>	-	The site is likely to affect the openness between Fortrose and Rosemarkie	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site is not allocated for any use in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	<b>Y</b>	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: Fortrose NS47, Land North of Caravan Park**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site is located within close proximity (within 200m) of the Moray Firth Special Area of Conservation. Development of the site may impact on the setting of the SAC	Consultation with SNH may be required to ensure no negative impact on the integrity of the SAC. Due consideration through HRA.
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N	-	Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped.	Retention of open corridors through the site.
4	Y	+	The site may provide some opportunity for people to come into contact with nature/natural environments given its location within close proximity to the SAC natural heritage designation	N/A
5	Y	+	Development of the site may require some off site road improvements which may contribute to road safety	N/A
6	Y	+	There may be scope to include traffic calming measures within the development which may improve road safety	N/A
7	N	=	The site is not located next to any bad neighbour uses or within areas of physical constraints	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	The site will result in a significant loss of some green space.	N/A
10	N	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	Y		The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site may result in a loss of soil; this is classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A

16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in significant changes to landform or level	N/A
18	N	=	The site is within close proximity to the sea – however no culverting, channelling or diverting of watercourses is anticipated	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	-	The site is outwith reasonable walking distance of the village centre which is likely to result in increased car use contributing to air pollution	N/A
21	N/Y	=	The site is located within close proximity of areas identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map however the site itself is not considered to be at risk	N/A
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	N	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	Y/N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	N	-	The site is outwith 400m straight line distance of community/retail facilities which may result in an increase in car use	Strong active travel links to be incorporated within the site and to the village centre
26	Y	=	The site may provide an opportunity for planning gain towards encouraging sustainable travel	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	N	=	The site will not impact on any sites identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is located within to the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area	Development should give due regard to the characteristics, qualities and sensitivities of this SLA
33	N	=	The site is unlikely to have any impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A

35	N	-	The site is not allocated for any use in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: Fortrose NS128, Ness Gap**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	The site is located within close proximity of the Moray Firth Special Area of Conservation. Development of the site may impact on the setting of the SAC	Consultation with SNH may be required to ensure no negative impact on the integrity of the SAC, through due consideration in the HRA.
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	Development of the site is likely to have some impact on the existing green network of the area as it is currently undeveloped.	Retention of open corridors.
4	N	=	The site is unlikely to provide significant opportunities for people to come into contact with nature/natural environments however there may be some opportunity given its location within open countryside and proximity to Moray Firth SAC	N/A
5	Y	+	Development of the site may require some off site road improvements which may contribute to road safety	N/A
6	Y	+	There may be scope to include traffic calming measures/additional parking within the development which may improve road safety	N/A
7	N	=	The site is not located next to any bad neighbour uses or within areas of physical constraints	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	The site will result in loss of some green space.	N/A
10	N	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	Y	-	The site is greenfield in nature	Development should ensure best use of the site

12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site may result in a loss of soil; this is classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in significant changes to landform or level	SUDS will be required
18	N	=	The site is within close proximity to the sea – however no culverting, channelling or diverting of watercourses is anticipated	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	-	The site is outwith reasonable walking distance of the village centre which is likely to result in increased car use contributing to air pollution	N/A
21	N/Y	=	The site is located within close proximity of areas identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map however the site itself is not considered to be at risk	N/A
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	N	=	There may be scope to incorporate some form of renewable energy as part of development of the site	N/A
24	Y/N	=	The site may be slightly sheltered from the prevailing wind given the area surrounding the site is partially built up	Landscaping may be capable of providing a suitable buffer from the prevailing wind. Development should also take account of the site's solar orientation
25	N	-	The site is outwith 400m straight line distance of community/retail facilities which may result in an increase in car use	Strong active travel links to be incorporated within the site and to the village centre
26	Y	=	The site may provide an opportunity for planning gain towards encouraging sustainable travel	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed	N/A

			Building and/or their setting	
30	N	=	The site will not impact on any sites identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is located within to the Cromarty Sutors, Rosemarkie and Fort George Special Landscape Area	Development should give due regard to the characteristics, qualities and sensitivities of this SLA
33	N	=	The site is unlikely to have any impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated for any use in the Ross and Cromarty East Local Plan and is located outwith the settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Inchmore**  
**Site Reference: H1 West of Inchmore**

No	Y/N	Will the impact be...								Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-			
1	Y				-					The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue	Habitats Regulation Appraisal to assess any potential impacts
2	N				=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y				=					Off site road improvements may be required	N/A
6	Y				+					There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N				=					There are no known bad neighbour uses nearby	N/A
8	N				=					There are no known contaminated land issues affecting the site	N/A
9	Y				+					Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y				=					A core path lies to the east of the site	Provide connection to core path where possible
11	N/Y				-					The site is greenfield in nature	N/A
12	N				=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y				=					The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N				=					The site will not affect any area of	N/A

			peatland	
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform	N/A
18	<b>Y</b>	=	Historically straightened minor water course runs through the site	Allow space for restoration and development of natural processes in the future
19	<b>Y</b>	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	<b>N</b>	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is relatively exposed and therefore may be exposed to prevailing winds. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	<b>Y</b>	=	The site lies approximately 400m from the village centre and there are bus stops adjacent to the site from which local services operate	N/A
26	<b>Y</b>	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A

28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	Possible pre-determination survey and possible mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	-	The site will not affect any landscape designations. Potential for landscape and visual impacts, particularly from the A862 and upon distinction and character of Inchmore	Landscape and Visual Impact Assessment and Landscape Framework may be required.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the Inchmore settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

#### Site Reference: H3 – East of Former Primary School

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue	Habitats Regulation Appraisal to assess any potential impacts
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					Off site road improvements may be required	N/A
6	Y			+					There is scope to incorporate homezone	N/A

			principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections existing path network where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A

16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform	N/A
18	Y	-	Historically straightened water course forms the western boundary of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	Over 50% of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	Flood Risk Assessment would be required if site is to be supported in

				Proposed Plan
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is relatively exposed and therefore may be exposed to prevailing winds. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	<b>Y</b>	=	The site lies approximately 200m from the village centre and adjacent to bus stops from which local services operate	N/A
26	<b>Y</b>	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>N</b>	=	The site will not affect any Listed Buildings or their settings	N/A
29	<b>N</b>	=	The site will not affect any Garden and Designed Landscape	N/A
30	<b>N</b>	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	Possible pre-determination survey and possible mitigation
31	<b>N</b>	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	<b>Y</b>	-	The site will not affect any landscape designations. Potential for landscape and visual impacts, particularly from the A862 and upon distinction and character of Inchmore	Landscape and Visual Impact Assessment and Landscape Framework may be required.
33	<b>N</b>	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	=	The site partly is within the Inchmore settlement boundary in the Inverness Local Plan and partly allocated for housing	N/A
36	<b>Y</b>	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: H4 – East of Inchmore

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue	Habitats Regulation Appraisal to assess any potential impacts
2	N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y				=				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N				=				There are no known bad neighbour uses nearby	N/A
8	N				=				There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N				=				The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections existing path network where possible
11	N/Y				-				The site is greenfield in nature	N/A
12	N				=				The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y				=				The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N				=				The site will not affect any area of peatland	N/A
15	N				=				The site will not affect the viability of any	N/A

			crofting unit	
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform	N/A
18	Y	-	Historically straightened minor water course lies to the west of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	Approximately 20% of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	Flood Risk Assessment would be required and development will be required to avoid the functional floodplain. May affect the area available for development options on the site.
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively exposed and therefore may be exposed to prevailing winds. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	N	=	The site lies approximately 700m from the village centre and approximately 500m from bus stops from which local services operate	Financial contributions towards sustainable travel patterns may be required
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to	N/A

			encourage modal shift	
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>N</b>	=	The site will not affect any Listed Buildings or their settings	N/A
29	<b>N</b>	=	The site will not affect any Garden and Designed Landscape	N/A
30	<b>N</b>	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	Possible pre-determination survey and possible mitigation
31	<b>N</b>	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	<b>Y</b>	=	The site will not affect any landscape designations. Potential for landscape and visual impacts upon setting and distinction of Inchmore	Landscape and Visual Impact Assessment and Landscape Framework may be required. Attention should be paid to maintaining views.
33	<b>N</b>	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site is outwith the Inchmore settlement boundary in the Inverness Local Plan	N/A
36	<b>Y</b>	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

## Invergordon

Site Reference: H2 West of Caberfeidh Drive

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield and formally used as a fairway and putting green. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are now known bad neighbour uses nearby	N/A
8	N			=					There are no contaminated land issues	N/A
9	N			=					The site will not result some loss of usable open space given the site is greenfield in nature and formally used as	N/A

			a fairway and putting green. The development will create open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	
10	Y	=	Paths contained in the Highland Path Record traverse the site and lie adjacent to its eastern boundary	Retain existing path and incorporate into development
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	=	A small watercourse that appears to have been historically straightened runs adjacent to the western boundary of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within 600m of the town centre and 100m straight line distance of public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A

22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	-	The site is relatively enclosed by built development and therefore may be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site is approximately 600m from the town centre and 100m straight line distance from bus stops from which local services operate	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	-	A locally important archaeological site contained in the Historic Environment Record lies within the site, the former fairway and putting green associated with Invergordon Golf Course	Consultation with relevant internal Council departments to ensure no harm is caused to the site contained in the HER or its setting
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>N</b>	=	The site is not located within any landscape designations and subject to a sympathetic design will not affect the distinctiveness of the landscape character	Design Statement may be required

			of the area	
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+/-	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and is allocated for housing	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H3 North of Ault Sallan Road**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A

5	Y	+	Off site road improvements are likely to be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are now known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues	N/A
9	N	=	The site will not result some loss of usable open space given the site is greenfield in nature and formally used as a fairway and putting green. The development will create open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A path contained in the Highland Path Record runs adjacent to part of the northern boundary of the site	Retain existing path and provide connection where possible
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not identified as prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any	N/A

			soil or drainage issues	
18	Y	=	A small watercourse that appears to have been historically straightened traverses a central part of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 1.4km of the town centre and 250m straight line distance of public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood map, however as the site is flat and a small watercourse traverses the site it may be subject to localised fluvial flooding	A Flood Risk Assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is relatively exposed and therefore may not be sheltered from prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 1.4km from the town centre and 250m straight line distance from bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A

28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological site contained in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site is exposed in the landscape and may affect the distinction and landscape setting of Invergordon. Key views over the site to the Cromarty Firth may also be affected	Landscape and Visual Impact Assessment and Landscape Framework likely to be required. Significant structural plating at site boundaries
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N/ N	-/-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H4 West of Invergordon Golf Course**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				This site lies in close proximity to the Cromarty Firth SPA/Ramsar	Avoid any adverse impacts on the Cromarty Firth SPA/Ramsar
2	Y/N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to

				ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are now known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues	N/A
9	N	=	The site will result some loss of usable open space given the site is greenfield in nature. The development will create open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A path contained in the Highland Path Record runs adjacent to the eastern boundary of the site	Retain existing path and provide connection where possible
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A

15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	=	The Rosskeen Burn lies close to the northern boundary of the site	Allow space for restoration and development of natural processes in the future
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	-	The site lies approximately 1.5km of the town centre and 500m straight line distance of public transport opportunities which may increase car travel contributing to air pollution	N/A
21	<b>Y</b>	-	A small part of the northern boundary of the site is identified as being at risk from flooding on the SEPA flood map	A Flood Risk Assessment may be required
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is relatively enclosed by mature trees and therefore may be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site is approximately 1.5km from the town centre and 500m straight line	N/A

			distance from bus stops from which local services operate	
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The A Listed Old Rosskeen Parish Church and Burial Ground lie to the west of the site, however given the presence of intervening mature trees the site is unlikely to affect the setting of this Listed Building	Design Statement may be required
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological site contained in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. The site is relatively enclosed by mature trees and therefore unlikely to affect key views. The site may affect mature trees, some of which are designated as Long Established Woodland	Landscape Framework and Woodland Management Plan may be required
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: H5 North of Invergordon Golf Course

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site may affect an area of Long Established Woodland	Woodland Management Plan may be required
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are now known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues	N/A
9	N			=					The site will result some loss of usable open space given the site is greenfield in nature. The development will create open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A

10	Y	=	A path contained in the Highland Path Record runs adjacent to the southern boundary of the site	Retain existing path and provide connection where possible
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site lies approximately 1.5km of the town centre and 700m straight line distance of public transport opportunities which may increase car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the	N/A

			requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	+	The site is relatively enclosed by mature trees and therefore may be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 1.5km from the town centre and 700m straight line distance from bus stops from which local services operate	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not harm a Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological site contained in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. The site is relatively enclosed by mature trees and therefore unlikely to affect key views. The site may affect mature trees, some of which are designated as Long Established Woodland	Landscape Framework and Woodland Management Plan may be required
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A

35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H6 East of Invergordon Golf Course**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The site is within and may affect an area of Long Established Woodland	Woodland Management Plan may be required
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			+					Off site road improvements may be required	N/A
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are now known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land	N/A

			issues	
9	<b>N</b>	=	The site will result some loss of usable open space given the site is greenfield in nature. The development will create open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>N</b>	=	The site will not affect any core path, right of way or path contained in the Highland Path Record	Explore opportunities to connect to the existing path network
11	<b>Y</b>	=	The site is greenfield in nature	N/A
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil and the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	-	The site lies approximately 1.2km of the town centre and 500m straight line distance of public transport opportunities which may increase car travel contributing to air pollution	N/A

21	<b>N</b>	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is relatively enclosed by mature trees and therefore may be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site is approximately 1.5km from the town centre and 700m straight line distance from bus stops from which local services operate	N/A
26	<b>Y</b>	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	The site will not harm a Listed Building or its setting	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect any locally important archaeological site contained in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>N</b>	=	The site is not located within any landscape designations. The site is relatively enclosed by mature trees and therefore unlikely to affect key views. The site may affect mature trees, some of	Landscape Framework and Woodland Management Plan may be required

			which are designated as Long Established Woodland	
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: MU5 and 5 (wider site) Invergordon North East**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			+					Off site road improvements are likely to be required	N/A

6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y	-	Overhead cables and pylons traverse the site	Minimum clearance to be maintained between the conductors, ground, roads, trees and objects on which a person may stand
8	N	=	There are no known contaminated land issues	N/A
9	N	=	The site will result some loss of usable open space given the site is greenfield in nature. The development will create open space as part of a master planned development	N/A
10	Y	=	Paths contained in the Highland Path Record run adjacent to the northern and southern boundaries of the site	Retain paths and incorporate into development
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the majority of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A

18	Y	=	Two small watercourses, the Johnstone Ditch and the Big Ditch, lie within and on the northern boundary of the site respectively, both appear to have been historically straightened	Allow space for restoration and development of future processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site lies approximately 1.2km from the town centre and public transport opportunities are approximately 550m south which may increase car travel contributing to air pollution	N/A
21	Y	-	<50% of the site is identified as being at risk from fluvial flooding on the SEPA flood map	Flood Risk Assessment will be required, the outcome of which is likely to affect the layout and design of development
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt plating may be required. Design of buildings to take account of solar orientation
25	N	-	The site is approximately 1.2km from the town centre and there are bus stops within approximately 550m straight line distance	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A

28	N	=	The site will not affect the setting of any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record lie within the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Some mature trees filter views into and out of the site, however development of the is still likely to affect key views over the site	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is out with the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: I4 Inverbreakie Industrial Estate West**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact

				through development
3	Y	=	It is likely that development of the site will affect the green network as parts of the site are greenfield in nature. Development of the site would be expected to create some areas of open/green space	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open space	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	N	=	There are no known bad neighbour developments nearby	N/A
8	N	=	There are no known contaminated land issues	N/A
9	N	=	The site will not result in loss of usable open space. The development may provide the opportunity to create some new areas open space	N/A
10	N	=	A path contained in the Highland Path Record traverses the site	Ensure path is integrated and maintained in the development site
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil, however the site is not identified as prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste	N/A

			management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 800m from the town centre but there are public transport opportunities within 70m of the site which may decrease car travel contributing to air pollution	N/A
21	N	=	None of the site is identified as being at risk from fluvial or coastal flooding	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	+	The site is relatively enclosed and therefore likely to be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 800m from the town centre and 70m straight line distance to bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A

27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not affect the setting of any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	A locally important archaeological sites contained in the Historic Environment Record lie within the site	Consultation with relevant internal Council departments may be necessary to ensure no harm to the site or its setting
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations and is unlikely to affect valued landscape features or negatively affect key views	N/A
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the settlement boundary in the Ross and Cromarty East Local Plan and is allocated for industrial use	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: I5 Amenity Land North of Invergordon Service Base**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site lies within the Cromarty Firth Special Protection Area, Ramsar and Site of Special Scientific Interest sites	Management Plan may be required

2	Y/N	=	There may be protected species in the area, particularly given the above designations	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	It is likely that development of the site will affect the green network as the site is greenfield and contained in the Highland Greenspace Audit.	Development of the site may be expected to retain a proportion of open space
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast forms part of a larger area of open space	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	N	=	There are no known bad neighbour developments nearby	N/A
8	N	=	There are no known contaminated land issues	N/A
9	Y	-	The site will result the loss an area of usable open space contained in the Highland Greenspace Audit	Development of the site may be expected to retain a proportion of open space
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site may result in the loss of some soil, however the site is not identified as prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of	N/A

			peatland	
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	=	The site lies adjacent to the Cromarty Firth	Allow space for development of natural processes in the future
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site lies approximately 250m from the town centre and there are public transport opportunities within 150m of the site which may decrease car travel contributing to air pollution	N/A
21	<b>Y</b>	=	A large part of the site is identified as being at risk from coastal flooding	A Flood Risk Assessment is likely to be required, the outcomes may affected the layout and development of the site
22	<b>Y</b>	-	The site is likely to be affected by coastal erosion or natural coastal processes	Development may be required to be set back from the coast
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	-	The site is relatively exposed and therefore unlikely to be sheltered from prevailing wind. The site has a principal	Design of buildings to take account of solar orientation

			south facing aspect	
25	Y	+	The site is approximately 250m from the town centre and 150m straight line distance to bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not affect the setting of any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites contained in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations however development of the site will affect key views over the site of the Cromarty Firth	Structural planting may be required
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the settlement boundary in the Ross and Cromarty East Local Plan but is allocated for amenity space	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: C1 Hendersons Yard and Railway Sidings**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				+				If the site was used for recreational purposes it would provide an opportunity to enhance to present green network of the area	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open space	N/A
5	N			=					It is unlikely off site road improvements would be required	N/A
6	Y				+				There is limited scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y				-				The site lies adjacent to a number of industrial buildings which may affect the amenity of recreational users of the site	Screen planting and/or a buffer may be required
8	Y				-				There may be contaminated land issues on the site as it is a brownfield site	Contaminated Land Report may be required to identify any necessary remediation measures
9	Y				+				The site would allow for open space to become more accessible for all but would require some investment to allow this to happen	N/A
10	N			=					The site will not affect any core paths, rights of way of paths contained in the Highland Path Record	Connect the site to the existing path network where possible

11	Y	=	The site is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site is unlikely to result in the loss of any soil and the site is not prime agricultural land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 90m from the town centre and public transport opportunities are adjacent to the site which may decrease car travel contributing to air pollution	N/A
21	N	=	None of the site is identified as being at risk from fluvial or coastal flooding	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance	N/A

			which will encourage the use of micro renewables on site	
24	Y	=	The site is relatively enclosed and therefore likely to be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 90m from the town centre and adjacent to bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	The site will not affect the setting of any Listed Building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record lie within the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations and unlikely to affect valued landscape features or negatively affect key views	N/A
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the settlement boundary in the Ross and Cromarty East Local Plan but is allocated for special uses	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light	Restricted use of street lighting



12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is unlikely that the site will result in loss of soil, whilst the site is prime agricultural as the site is already developed it will not result in any loss of this	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in the need for change of levels	N/A
18	Y	=	The Rosskeen Burn lies close to the eastern boundary of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site lies approximately 1.7km of the town centre and 700m straight line distance of public transport opportunities which may increase car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro	N/A

			renewables on site	
24	Y	+	The site is relatively exposed and therefore may not be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 1.7km from the town centre and 700m straight line distance from bus stops from which local services operate	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	Y	+	The A Listed Old Rosskeen Parish Church and Burial Ground lie within the site. Should the Church be developed as a heritage centre this would provide an opportunity to restore the Church and bring it back into a meaning use	Design Statement may be required
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	+	The Old Rosskeen Parish Church and Burial Ground are also identified as locally important archaeological sites contained in the Historic Environment Record. Should the Church be developed as a heritage centre this would provide an opportunity to restore the Church and bring it back into a meaning use	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Although the existing church is highly visible in the landscape it forms an attractive focal point in key views across the Cromarty Firth	N/A
33	N	=	The site is relatively flat and therefore unlikely to any require significant re-	N/A

			contouring	
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	<b>Y/N</b>	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Inverness

Site Reference: H1 (b & c Above Westercraigs)

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	Any loss of habitat, for example badger feeding ground, will need to be assessed by survey and if necessary mitigated
2	Y/N						??		As 1 above.	As 1 above.
3	Y						??		The sites are very likely to affect Dunain woodland and the greenspace connection between Westercraigs and the woodland above.	If coupled with extension of footpaths and new planting on adjoining land then the development could be beneficial
4	Y/N						++		As 3 above.	If coupled with extension of footpaths and new planting on adjoining land
5	N				-				The proposed uses for the site are likely to result in generation of further traffic off a road network that is already programmed for improvement	West Link and other contributions may be necessary
6	Y			=					The sites are likely to have street lighting and traffic calmed designs given their size, location and shape	N/A
7	N			=					N/A	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y				+				The sites are very likely to affect Dunain woodland and the greenspace connection between Westercraigs and the woodland above	If coupled with extension of footpaths and new planting on adjoining land then the development could be beneficial
10	Y					--			The sites are very likely to affect the setting of the Great Glen Way given the site's contours and therefore landscape prominence / sensitivity	Low densities, sympathetic re-contouring and additional planting could offset impacts

11	<b>N</b>	-	Loss of greenspace	Gifting of adjacent land to community for enhanced greenspace provision
12	<b>N</b>	=	No known geodiversity issues	N/A
13	<b>Y</b>	-	Relatively good quality soil will be disturbed	The soil can be re-utilised on-site
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>Y</b>	+	Recycling facilities within neighbourhood but slope creates challenges for kerbside collection and storage	Low densities with adequate bin storage
17	<b>Y</b>	-	Re-contouring required due to steep gradient which may cause soil and drainage issues	FRA/DIA required which may restrict densities
18	<b>N</b>	=	No watercourses pass through sites.	Set back required for site a
19	<b>Y</b>	+	Gravity based connection to adjoining drainage system available	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A
21	<b>N</b>	=	No known flooding issues	N/A
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	=	Developer has talked about photo-voltaics adjacent but not confirmed to date	Link to local renewable "plant" may turn this to +

24	<b>Y</b>	+	Aspect and shelter good but altitude a negative	Maximise south easterly elevations
25	<b>Y</b>	+	Close to employment and other facilities	More neighbourhood centre uses on the adjoining development would turn this to a ++
26	<b>Y</b>	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	<b>N</b>	=	Outwith any conservation area	N/A
28	<b>Y</b>	-	Sites will be read in same view as Craig Dunain main building from certain public	Need for careful siting

			perspectives	and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites closeby but no direct impact	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	Y	--	The location and gradient of the sites makes them prominent in the local landscape (except that part of c already allocated)	Careful siting and design, new planting and sensitive re-contouring could mitigate to an extent
33	Y	--	As 32 above	As 32 above
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated as wider action area but sites a and b specifically shown for greenspace in extant permission	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

**Site Reference: H1(d) Leachkin Road 2nd Phase**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	Any loss of habitat, for example badger feeding ground, will need to be assessed by survey and if necessary mitigated
2	Y/N						??		As 1 above.	As 1 above.
3	Y				-				There are informal paths running through the site	The desire lines should be retained
4	Y				+				The site is on the countryside fringe and could provide an additional connection to the Craig Phadrig footpath network	Provision of enhanced connections
5	N				-				The proposed uses for the site are likely to result in generation of further traffic off a road network that is already programmed for improvement	Further localised improvements may be necessary to achieve no net detriment

6	Y	=	The site will have street lighting and traffic calmed design	N/A
7	N	=	N/A	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	=	The site is not likely to have any net impact on useable public open space	N/A

10	Y	-	There are informal paths running through the site	The desire lines should be retained
11	N	-	Loss of greenfield site	None
12	N	=	No known geodiversity issues	N/A
13	Y	-	Relatively good quality soil will be disturbed	The soil can be re-utilised on-site
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within neighbourhood but slope creates challenges for kerbside collection and storage	Low densities with adequate bin storage
17	Y	-	Re-contouring required due to steep gradient which may cause soil and drainage issues	FRA/DIA required which may restrict densities
18	N	=	No watercourses pass through the site.	N/A
19	Y	+	Gravity based connection to adjoining drainage system available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect reasonable but little shelter and altitude issues	Possible to recontour to create S / SE elevations
25	Y	+	Close to employment facilities	More neighbourhood centre uses at

				Westercraigs may turn this to a ++
--	--	--	--	------------------------------------

26	Y		+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	N		=	Outwith any conservation area	N/A
28	N		=	No listed buildings closeby	N/A
29	N		=	No Inventory site closeby	N/A
30	Y		-	HER sites closeby but no direct impact	Pre-determination survey and possible mitigation (permission already granted)
31	N		=	No SAM closeby	N/A
32	Y		--	The location and gradient of the site makes it prominent in the local landscape (principle of development established via DPEA with later allocation and permission granted)	Careful siting and design, new planting and sensitive re-contouring could mitigate to an extent
33	Y		--	As 32 above	As 32 above
34	N		=	No wild land area closeby	N/A
35	Y		=	Within adopted plan City boundary and allocated and permission extant	N/A
36	Y		-	Street lighting very likely but already adjacent	Low, downward emission design

**Site Reference: H2 Craig Phadrig**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N				-				The site is likely to impact on Ancient Woodland	Detailed consideration of layout to avoid impacts.
2	Y				-				Development of the site would involve the loss of mixed woodland and its habitat value	Replacement planting / habitat could be offered elsewhere
3	Y				-				The wider area is an important City fringe greenspace and the site contributes to	The site could enhance footpath connectivity to that greenspace from

			that	Scorguie
4	Y	+	The site is on the countryside fringe and could provide an additional connection to the Craig Phadrig footpath network	Provision of enhanced connections
5	N	-	The site has no obvious feasible access	Further localised improvements may be necessary to achieve no net detriment
6	Y	=	The site would be likely to have street lighting and traffic calmed design	N/A
7	N	=	N/A	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	=	The site is not likely to have any net impact on useable public open space	N/A
10	Y	-	There are informal paths running close to the site and the loss of woodland may have an adverse impact on the quality of those routes	Connections could be improved
11	N	-	Loss of woodland	Replacement planting elsewhere
12	N	=	No known geodiversity issues	N/A
13	Y	=	Relatively poor quality land	Soil can be re-utilised on-site
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within neighbourhood but slope creates challenges for kerbside collection and storage	Low densities with adequate bin storage
17	Y	-	Re-contouring required due to gradient which may cause soil and drainage issues	FRA/DIA required which may restrict densities
18	N	=	No significant watercourses pass through the site.	N/A
19	Y	+	Gravity based connection to adjoining drainage system available	Connection to public mains required
20	N	=	No known air quality issues	N/A

21	N	=	No known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect and shelter reasonable but altitude and shading issues	Possible to recontour to create S / SE elevations
25	N	-	Reasonable proximity to facilities but significant levels deterrent to active travel	None
26	Y	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed buildings closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	No HER sites closeby and no direct impact	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	The location and gradient of the site makes it prominent in the local landscape	Careful siting and design and retention of as much planting as possible plus sensitive re-contouring could mitigate to an extent
33	Y	-	As 32 above	As 32 above
34	N	=	No wild land area closeby	N/A
35	N	-	Outwith adopted plan City boundary	None
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

**ite Reference: H3 (a,b,c) Golf View, Charleston**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The sites are not located within any natural heritage designation nor likely to impact upon any recorded natural	Any loss of habitat, for example badger feeding ground, will need to be

			heritage feature	assessed by survey and if necessary mitigated
2	Y	-	Development of the sites would involve the loss of improved pastureland and its habitat value	Replacement habitat could be secured adjacent
3	Y	=	Development of the sites could open up public and species access to a better connected green network	Creation of adequate pedestrian and species green corridors
4	Y	+	Development of the sites could open up public access to a better connected green networks and space	Provision of enhanced connections
5	Y	+	The sites will contribute to West Link and possibly other more localised road improvements	Developer contributions to West Link and possibly other more localised road improvements
6	Y	=	The site would be likely to have street lighting and traffic calmed design	N/A
7	N	=	N/A	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	+	Development of the sites will be connected to the provision of a better, relocated golf course	Ensuring that connection is delivered
10	Y	-	The Great Glen Way passes between the sites but they also offer the opportunity to extend the local footpath network	Connections should be added / improved including possible diversion of the Great Glen Way
11	N	-	Loss of relatively good farmland	Adjoining land will be secured for reversible loss golf course use
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of relatively good farmland	Soil can be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A

16	Y	+	Recycling facilities within neighbourhood but slope creates challenges for kerbside collection and storage	Low densities with adequate bin storage
17	Y	-	Re-contouring required due to gradient which may cause soil and drainage issues	FRA/DIA required which may restrict densities
18	N	=	No significant watercourses pass through the sites but some adjacent.	Development set back from watercourses
19	Y	+	Gravity based connection to adjoining drainage system available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect, shelter and altitude reasonable	Possible to re-contour to maximise S / SE elevations
25	Y	+	Reasonable proximity to facilities but levels deterrent to active travel	More community / commercial facilities could be provided adjacent

26	Y	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed buildings closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites closeby and one within site	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	The gradient of parts of the sites makes them prominent in the local landscape	Careful siting and design and sensitive re-contouring
33	Y	-	As 32 above	As 32 above

34	<b>N</b>	=	No wild land area closeby	N/A
35	<b>Y</b>	=	Within adopted plan City boundary and allocated	N/A
36	<b>Y</b>	-	Street lighting very likely but already adjacent	Low, downward emission design

Site Reference: H4 (a,b) Land at Charleston Academy

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The sites are not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	Any loss of habitat, for example badger feeding ground, will need to be assessed by survey and if necessary mitigated
2	Y				-				Development of the sites would involve the loss of land of limited habitat value	Replacement habitat could be secured adjacent
3	Y				-				Development of the sites would curtail existing greenspace and networks	Parts of the sites could be left green to retain connections
4	Y				+				The sites are close to and could enjoy enhanced access to greenspace and green networks	Provision of enhanced connections
5	Y				+				The sites should contribute to West Link and possibly other more localised road improvements	Developer contributions to West Link and possibly other more localised road improvements
6	Y			=					The site would be likely to have street lighting and traffic calmed design	N/A
7	N			=					N/A	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	N				--				Development of one of the sites will result in the irreversible loss of useable public open space	Contribution to new / enhanced provision closeby
10	N			=					Important footpath connections border the sites	Connections should be added / improved
11	N				-				Loss of greenspace	Open space provision within developments
12	N			=					No known geodiversity issues	N/A
13	Y				-				Loss of relatively good soil capability	Soil could be re-utilised

				on-site or adjacent
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>Y</b>	+	Recycling facilities within neighbourhood	Adequate bin storage
17	<b>N</b>	=	No significant re-contouring required	FRA/DIA likely to be required
18	<b>N</b>	=	No significant watercourses pass through the sites but some adjacent.	Development set back from watercourses
19	<b>Y</b>	+	Pumping may be required for lower site	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A
21	<b>N</b>	=	No known flooding issues	N/A
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>Y</b>	+	Aspect, shelter and altitude reasonable	Maximise S / SE elevations
25	<b>Y</b>	++	Excellent proximity to facilities	More community / commercial facilities could be provided adjacent
26	<b>Y</b>	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision

27	<b>N</b>	=	Outwith any conservation area	N/A
28	<b>N</b>	=	No listed buildings closeby	N/A
29	<b>N</b>	=	Inventory site closeby but no impact on setting	N/A
30	<b>Y</b>	-	HER sites closeby but no direct impact	Pre-determination survey and possible mitigation
31	<b>Y</b>	-	SAM adjacent but no direct impact likely	N/A
32	<b>N</b>	=	No significant impact on local landscape	N/A

33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary - a allocated b not	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

**Site Reference: H5 Former Tomnahurich Caravan Park & PFS**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	N/A
2	N			=					Development of the site would not involve the loss of land of habitat value	N/A
3	Y			-					The site will affect the amenity of the canal corridor but not physically constrain the green network	Treed margins should be retained
4	Y			+					The site is close to and could enjoy enhanced access to greenspace and green networks	Provision of enhanced connections
5	Y			+					The site could contribute to West Link and possibly other more localised road improvements	Developer contributions to road improvements
6	Y			=					The site would be likely to have street lighting and traffic calmed design	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	Y			-					The former petrol filling station is a contamination issue	Remediation required
9	N			=					No net change in terms of useable public open space	N/A
10	N			=					Important footpath connections border the site but no direct impact	Impact on setting should be minimised by good siting and design
11	Y			=					Previously developed but largely open	Open space provision

			ground use	within development
12	<b>N</b>	=	No known geodiversity issues	N/A
13	<b>N</b>	=	Very minor loss of soil quality	Soil could be re-utilised on-site or adjacent
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>Y</b>	+	Recycling facilities within neighbourhood	Adequate bin storage
17	<b>N</b>	=	No significant re-contouring required	FRA/DIA likely to be required
18	<b>N</b>	=	No significant watercourses pass through the site but some adjacent.	Development set back from watercourses
19	<b>Y</b>	=	Pumping may be required	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A
21	<b>N</b>	=	No known flooding issues	N/A
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>Y</b>	+	Aspect, shelter and altitude reasonable	Maximise S / SE elevations
25	<b>Y</b>	+	Good proximity to facilities	More community / commercial facilities could be provided adjacent
26	<b>Y</b>	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	<b>N</b>	=	Outwith any conservation area	N/A
28	<b>Y</b>	-	Listed buildings closeby	Good siting and design
29	<b>Y</b>	-	Inventory site closeby and possible impact on setting	Good siting and design
30	<b>Y</b>	-	HER sites closeby but no direct impact	Pre-determination survey and possible mitigation

31	Y	-	SAM adjacent and possible impact on setting	Good siting and design
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary - no specific allocation	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

**Site Reference: H6 Fairfield Road**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	N/A
2	N			=					Development of the site would not involve the loss of land of any significant habitat value	N/A
3	Y			-					The site will physically constrain the canal-side green network	Green connection should be retained
4	N			-					The site is close to and could enjoy enhanced access to greenspace and green networks but will displace that space and network	Provision of enhanced connections
5	Y			+					The site could contribute to localised road improvements	Developer contributions to road improvements
6	Y			=					The site would be likely to have street lighting and traffic calmed design	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	Y			-					No known contamination issue	N/A
9	N			-					Net loss of useable public open space	Minimise loss - contribution to useability improvements adjacent

10	<b>N</b>	=	Important footpath connections border the site but no direct impact	Impact on setting should be minimised by good siting and design
11	<b>Y</b>	=	Previously developed but for open ground use	Open space provision within development
12	<b>N</b>	=	No known geodiversity issues	N/A
13	<b>N</b>	=	Loss of soil quality	Soil could be re-utilised on-site or adjacent
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>Y</b>	+	Recycling facilities within neighbourhood	Adequate bin storage
17	<b>N</b>	=	No significant re-contouring required	FRA/DIA likely to be required
18	<b>N</b>	=	No significant watercourses pass through the sites but some adjacent.	Development set back from watercourses
19	<b>Y</b>	=	Pumping may be required	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A

21	<b>N</b>	=	No known flooding issues	N/A
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>Y</b>	+	Aspect, shelter and altitude reasonable	Maximise S / SE elevations
25	<b>Y</b>	++	Excellent proximity to facilities	More community / commercial facilities could be provided adjacent
26	<b>Y</b>	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	<b>N</b>	=	Outwith any conservation area	N/A
28	<b>N</b>	=	No listed buildings closeby	N/A

29	N	-	No Inventory site closeby	N/A
30	Y	-	HER sites closeby but no direct impact	Pre-determination survey and possible mitigation
31	Y	-	SAM adjacent and possible impact on setting	Good siting and design
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary but safeguarded as amenity land	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

**Site Reference: H8 Burt Boulton Holdings Site, Ness-side**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	N/A
2	Y				-				Development of the site may involve habitat and species impact	Badger survey required to assess loss of foraging habitat and otter survey for riverside area
3	Y				-				The site could physically constrain the river-side green network	Development set-back from river should apply
4	Y			=					Development of the site will enhance access to the green corridor but may erode it	Provision of enhanced connections and development set-back from river
5	Y				+				The site will contribute to West Link which has significant road safety benefits	Developer contributions to West Link and other road improvements
6	Y			=					The site would be likely to have street lighting and traffic calmed design	N/A
7	N			=					No bad neighbour uses closeby	N/A

8	Y	-	Possible contamination from sawmill and concrete plant	Survey and any necessary remediation
9	N	=	Loss of useable but informal open space but likely improved useability of formal public open space	Requirement for good access green river-side corridor
10	Y	=	Loss of informal paths but gain of better connections	Requirement for better footpath connectivity
11	Y	+	Part of site previously developed	Minimise greenfield development footprint
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Soil could be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within neighbourhood	Adequate bin storage
17	N	=	No significant re-contouring required	FRA/DIA likely to be required
18	N	=	No significant watercourses pass through the site but River Ness adjacent.	Development set back from Ness
19	Y	=	Pumping may be required	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	River Ness flood plain affects north of site	FRA and river development set-back
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect not ideal but gently sloping, shelter and altitude good	Maximise S / SE elevations
25	Y	+	Good proximity to facilities	More community / commercial facilities could be provided adjacent
26	Y	+	Contributions could be sought to extend the frequency of the current service or to	Contributions towards such provision

			improve footpath connectivity	
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed buildings closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites closeby and within site	Pre-determination survey and possible mitigation
31	N	=	SAM closeby but unlikely to be any impact on setting	Good siting and design
32	N	=	No significant impact on local landscape	N/A

33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary - zoned as expansion area	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

**Site Reference: H9 Tulloch's Site, Ness-side**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	N/A
2	Y			-					Development of the site may involve habitat and species impact	Badger survey required to assess loss of foraging habitat and otter survey for riverside area
3	Y			-					The site could physically constrain the river-side green network	Development set-back from river should apply
4	Y			=					Development of the site will enhance access to the green corridor but may erode it	Provision of enhanced connections and development set-back from river

5	Y	+	The site will contribute to West Link which has significant road safety benefits	Developer contributions to West Link and other road improvements
6	Y	=	The site would be likely to have street lighting and traffic calmed design	N/A
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	N/A
9	N	=	Loss of useable but informal open space but likely improved useability of formal public open space	Requirement for good access green river-side corridor
10	Y	=	Loss of informal paths but gain of better connections	Requirement for better footpath connectivity
11	N	-	Loss of greenspace	Minimise greenfield development footprint
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Soil could be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within neighbourhood	Adequate bin storage
17	N	=	No significant re-contouring required	FRA/DIA likely to be required
18	N	=	No significant watercourses pass through the site but River Ness adjacent.	Development set back from Ness
19	Y	=	Pumping may be required	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	River Ness flood plain affects north of site	FRA and river development set-back
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None

24	N	=	Aspect not ideal but gently sloping, shelter and altitude good	Maximise S / SE elevations
25	Y	++	Excellent proximity to facilities	More community / commercial facilities could be provided adjacent
26	Y	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed buildings closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites closeby and within site	Pre-determination survey and possible mitigation
31	N	=	SAM closeby but unlikely to be any impact on setting	Good siting and design
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary - zoned as expansion area	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

**Site Reference: H11 Ness-side North Preferred**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No impact on any designated natural heritage site/feature	N/A
2	N			=					Development of the site unlikely to involve habitat and species impact	Possible badger survey required to assess foraging habitat impact
3	Y			=					The site will open up public access to the green network but will physically reduce it	Maximise public access opportunities.
4	Y			=					Development of the site will enhance	Provision of enhanced

			access to the green corridor but may erode it	connections
5	Y	+	The site will contribute to West Link which will have significant road safety benefits	Developer contributions to West Link and other road improvements
6	Y	=	The site will be likely to have street lighting and traffic calmed design	N/A
7	N	=	No bad neighbour uses closeby	N/A
8	Y	-	Contamination issues likely at former sawmill and concrete plant	Survey and any necessary remediation
9	N	=	Loss of useable but informal open space but improved useability of formal public open space	Requirement for good access to greenspace
10	Y	=	Loss of informal paths but gain of better connections	Requirement for better footpath connectivity
11	N	-	Loss of greenspace	Minimise greenfield development footprint
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Soil could be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within neighbourhood	Adequate household bin storage
17	N	=	No significant re-contouring required	FRA/DIA required
18	N	=	No significant watercourses pass through the site	N/A
19	Y	=	Pumping likely to be required	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Flood risk may affect north of site	FRA and possible development set-back
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source	None

			proposed on site or closeby	
24	N	=	Aspect poor but gently sloping, shelter and altitude goods	Maximise S / SE elevations
25	Y	+	Reasonable distance to facilities	More facilities could be provided closeby
26	Y	+	Contributions could be sought to extend the frequency of the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed building closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites closeby	Pre-determination survey and possible mitigation
31	N	=	SAM closeby but unlikely to be any impact on setting	Good siting and design
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary - zoned as expansion area	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

**Site Reference: H12 (a,b,c) Drumdevan**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Potential impact on Inventory/TPO woodland	Woodland set-back
2	Y				-				Likely adverse impacts on badgers and bats through potential woodland and foraging habitat impact	Survey work to assess impacts and mitigation
3	Y				-				Physical reduction in green network	Woodland set-back
4	N				-				Physical reduction in green network	Woodland set-back

5	Y	+	The site could contribute to the SDR which has significant road safety benefits	Developer contributions to SDR and other road improvements
6	Y	+	The site is unlikely to have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	N/A
9	N	=	Neutral impact on public open space	N/A
10	N	=	Neutral impact on paths	N/A
11	N	-	Loss of greenspace	Minimise greenfield development footprint
12	N	=	No known geodiversity issues	N/A
13	Y	-	Minor loss of soil quality	Soil could be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within wider district	Adequate bin storage
17	N	=	No significant re-contouring required	FRA/DIA required
18	Y	-	Significant watercourse passes through and close to sites	Watercourse set-back
19	Y	=	Gravity-based drainage may be possible	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Flood risk affects site	FRA and possible development set-back
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect reasonable and gently sloping, shelter and altitude good but winter shading issues	Maximise S / SE elevations - woodland set-back
25	N	-	Facilities distant and levels impediment	Improved pedestrian

				connectivity
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26	Y		+	Contributions sought to extend the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N		=	Outwith any conservation area	N/A
28	Y		-	Listed building closeby and may be setting impact	Good siting and design and possible set-back
29	N		=	No Inventory site closeby	N/A
30	Y		-	HER sites closeby	Pre-determination survey and possible mitigation
31	N		=	No SAM closeby	N/A
32	N		=	No significant impact on local landscape	N/A
33	N		=	No significant re-contouring	N/A
34	N		=	No wild land area closeby	N/A
35	Y		-	Within adopted plan City boundary but part of green wedge	N/A
36	Y		=	Increased street lighting	Low, downward emission design for any lighting used

**Site Reference: H13 Essich Road West**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y			-					Likely adverse impacts on badgers through foraging habitat impact	Survey work to assess impacts and mitigation
3	Y			-					Physical reduction in green network	Minimise loss
4	N			-					Physical reduction in green network	Possible footpath improvements
5	Y			+					The site could contribute to the SDR which has significant road safety benefits	Developer contributions to SDR and other road improvements

6	Y	=	The site may have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	N/A
9	N	=	Neutral impact on public open space	N/A
10	N	=	Likely neutral impact on paths	N/A
11	N	-	Loss of greenspace	Minimise greenfield development footprint
12	N	=	No known geodiversity issues	N/A
13	Y	-	Some loss of soil quality	Soil could be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within wider district	Adequate bin storage
17	N	=	No significant re-contouring required	FRA/DIA required
18	N	-	No significant watercourse passes close to site	N/A
19	Y	=	Gravity-based drainage may be possible	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	No known flood risk	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect reasonable and gently sloping, shelter and altitude good	Maximise S / SE elevations
25	N	-	Facilities distant and levels impediment	Improved pedestrian connectivity
26	Y	+	Contributions sought to extend the current bus service and to improve footpath connectivity	Contributions towards such provision

27	N	=	Outwith any conservation area	N/A
28	Y	-	Listed building closeby and may be setting impact	Good siting and design and possible set-back
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A

34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary but part of green wedge	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

**Site Reference: H14 Slacknamarnock**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y			-					Likely loss of woodland habitat	Survey work to assess impacts and mitigation
3	Y			-					Physical reduction in green network	Minimise loss
4	N			-					Physical reduction in green network	Possible footpath improvements
5	Y			+					The site should contribute to the SDR which has significant road safety benefits	Developer contributions to SDR and other road improvements
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N			=					No bad neighbour uses closeby	N/A

8	N	=	No known contamination issues although former quarry	N/A
9	N	=	Neutral impact on useable public open space	N/A
10	N	=	Likely neutral impact on paths	N/A
11	N	-	Part former quarry but some loss of greenspace	Minimise greenfield development footprint
12	N	=	No known geodiversity issues	N/A
13	Y	-	Some loss of soil quality	Soil could be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within wider district	Adequate bin storage
17	N	=	No significant re-contouring required	FRA/DIA required
18	N	-	Watercourse passes close to site	N/A
19	Y	=	Gravity-based drainage may be possible	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	No known flood risk	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect reasonable and gently sloping, shelter and altitude good	Maximise S / SE elevations
25	N	-	Reasonable proximity to facilities	Improved pedestrian connectivity and ensure local permission implemented
26	Y	+	Contributions sought to extend the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A

28	N	=	No listed building closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary - part amenity area part allocated for housing	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

**Site Reference: H15 Knocknagael South**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging habitat	Survey work to assess impacts and mitigation
3	Y				-				Physical reduction in green network	Minimise loss
4	N				-				Physical reduction in green network but access to it may be improved	Possible footpath improvements
5	Y			+					The site should contribute to the SDR which has significant road safety benefits	Developer contributions to SDR and other road improvements
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	N/A
9	N			=					Neutral impact on useable public open space	N/A

10	<b>N</b>	=	Likely neutral impact on paths	N/A
11	<b>N</b>	-	Loss of greenspace	Minimise greenfield development footprint
12	<b>N</b>	=	No known geodiversity issues	N/A
13	<b>Y</b>	-	Loss of good soil quality	Soil could be re-utilised on-site or adjacent
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>Y</b>	+	Recycling facilities within wider district	Adequate bin storage
17	<b>Y</b>	-	Some re-contouring required	FRA/DIA required
18	<b>N</b>	-	Watercourse passes close to site	N/A
19	<b>Y</b>	=	Gravity-based drainage may be possible	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A
21	<b>N</b>	=	No known flood risk	N/A
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>N</b>	-	Aspect NE and sloping, altitude good	Re-contour to maximise S / SE elevations
25	<b>N</b>	-	Relatively poor accessibility to facilities	Improved pedestrian connectivity and ensure new local facilities provided
26	<b>Y</b>	+	Contributions sought to extend the current bus service and to improve footpath connectivity	Contributions towards such provision
27	<b>N</b>	=	Outwith any conservation area	N/A
28	<b>N</b>	=	No listed building closeby	N/A
29	<b>N</b>	=	No Inventory site closeby	N/A
30	<b>Y</b>	-	HER sites closeby	Pre-determination survey and possible mitigation

31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary but part of green wedge	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

**Site Reference: H20 West of Carnac Crescent**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N				-				The site lies within the Merkinch LNR	Due consideration of impacts on the LNR.
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	Y				-				Physical reduction in green network	Minimise loss
4	Y			=					Physical reduction in but improved accessibility to green network	Minimise loss and maximise accessibility
5	Y				+				The site could improve existing access arrangements	Ensure access improvements are secured
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	N/A
9	Y				--				Loss of formal public open space	Minimise loss or replacement provision closeby
10	N			=					Likely neutral impact on paths network	N/A
11	N				-				Loss of greenspace	N/A
12	N			=					No known geodiversity issues	N/A

13	Y	-	Loss of good soil quality	Re-use on-site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A

16	Y	+	Recycling facilities within wider district	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	-	No watercourses close to site	N/A
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Within coastal flood risk area	FRA & DIA required
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect NW but flat site, reasonable shelter and good altitude	Maximise S / SE elevations
25	Y	=	Reasonable accessibility to facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within site or closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A

35	Y	-	Within adopted plan City boundary but designated as amenity area	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

**Site Reference: H21 East of Bridgeview Crescent**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	Y			=					Partial loss of small greenspace but not part of wider green network	N/A
4	N			=					Partial loss of small greenspace but not part of wider green network	N/A
5	N			=					Neutral impact on existing access arrangements	N/A
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N			=					No bad neighbour uses closeby	N/A

8	N			=					No known contamination issues	N/A
9	Y					--			Loss of formal public open space	Minimise loss or replacement provision closeby
10	N			=					Likely neutral impact on paths network	N/A
11	N					-			Loss of greenspace	N/A
12	N			=					No known geodiversity issues	N/A
13	Y					-			Loss of good soil quality	Re-use on-site or closeby
14	N			=					No known peatland issues	N/A

15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within wider district	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	-	No watercourses close to site	N/A
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	--	Within coastal and fluvial flood risk area	FRA & DIA required
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect - flat site, reasonable shelter and good altitude	Maximise S / SE elevations
25	Y	=	Reasonable accessibility to facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision

27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within site or closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest on site	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary but designated as amenity area	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting



16	Y	+	Recycling facilities within wider district	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	N	=	No watercourse close to site	N/A
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issues	No FRA/DIA required
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect - flat site, good shelter, reasonable altitude	Maximise S / SE elevations in any development
25	Y	+	Reasonable accessibility to facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	Y	-	Listed structures closeby	Good siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest closeby	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary but safeguarded as amenity area	N/A
36	Y	-	Likely increased lighting	Low, downward emission design for any lighting used

Site Reference: H30-34 Slackbuie Expansion Area

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging	Survey work to assess impacts and mitigation
3	Y				-				Restriction in current green networks	Retention and set-back from green networks such as wooded burn-sides
4	Y				+				Improvement in pedestrian accessibility to green networks	Maximise pedestrian accessibility
5	Y				+				Site contributes to SDR III & IV which has pedestrian safety benefits	Maximise these benefits with further connected improvements
6	Y				+				Additional lighting and traffic calmed environments	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y				+				Expansion area will deliver net increase in public open space provision	Maximise quality and quantity of provision
10	Y				+				Additional path linkages will be provided compared to previous position	Maximise quality and quantity of provision
11	N				-				Loss of greenspace	Minimise loss
12	N			=					No known geodiversity issues	N/A
13	Y				-				Loss of soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	N				-				Recycling facilities distant	Adequate bin storage – district recycling facilities

				at new Asda
17	Y	-	Some re-contouring required	DIA required – minimise recontouring with careful siting
18	Y	-	Watercourses border sites	Ensure adequate set-back

19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Possible pluvial/fluvial flood risk issue	FRA/DIA required and any necessary mitigation (esp. SW Inverness Flood Relief Channel)
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, reasonable shelter and altitude	Maximise S / SE elevations in any development – new planting to create shelter
25	Y	+	Good accessibility to facilities	Implement full Slackbuie district centre proposal
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	Y	-	Within Leys Castle Inventory site	Good siting and design
30	Y	-	HER interest withjn site and closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape – surrounding development	N/A

33	Y	-	Some re-contouring required	Minimise re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated as expansion area	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

**Site Reference: H35 (a,b,c) Fairways Golf Course**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y			-					Loss of badger foraging and woodland habitat	Survey work to assess impacts and mitigation
3	Y			-					Restriction in current green networks	Retention and set-back from green networks such as wooded burn-sides
4	Y			=					Possible improvement in pedestrian accessibility to green networks	Maximise pedestrian accessibility
5	Y			+					Sites would require local road improvements	Maximise these benefits in terms of road safety
6	Y			+					Additional lighting and traffic calmed designs likely	N/A
7	N			=					No bad neighbour uses closeby	N/A

8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					Development will reduce the land given over to golf course use	Minimise reduction
10	Y			=					Likely neutral impact on current path network	Maximise quality and quantity of provision
11	N			-					Loss of greenspace	Minimise loss
12	N			=					No known geodiversity issues	N/A

13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	-	Recycling facilities distant	Adequate bin storage - district recycling facilities at new Asda
17	Y	-	Some re-contouring required	DIA required - minimise re-contouring with careful siting
18	Y	-	Watercourses border sites	Ensure adequate set-back
19	N	-	Sewerage network will need extended	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Possible pluvial/fluviial flood risk issue	FRA/DIA required and any necessary mitigation (esp. SW Inverness Flood Relief Channel)
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, reasonable shelter and altitude	Maximise S / SE elevations in any development - new planting to create shelter
25	Y	+	Good accessibility to facilities	Implement full Slackbuie district centre proposal
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	Y	-	Sites partly within Leys Castle Inventory site	Good siting and design
30	Y	-	HER interest withjn site and closeby	Pre-determination survey and possible mitigation

31	N	=	No SAM closeby	N/A
32	Y	-	Potential adverse impact on local landscape	Careful siting and design
33	Y	-	Some re-contouring required	Minimise re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary but allocated as green wedge	Minimise loss of green wedge
36	Y	-	Increased lighting	Low, downward emission design for lighting used

**Site Reference: H37 General Wade's Road**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Potential loss of woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Minor loss of current green networks	Retention and set-back from green networks such as wooded burnside
4	N			=					Neutral impact on pedestrian accessibility to green networks	Improve pedestrian accessibility
5	Y			+					Site would require local road improvements	Maximise these benefits in terms of road safety
6	N			=					Additional lighting and traffic calmed designs unlikely	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					Neutral impact on local public open space provision	N/A

10	<b>N</b>	=	Likely neutral impact on current path network	Maximise quality and quantity of provision
11	<b>N</b>	-	Loss of greenspace	Minimise loss
12	<b>N</b>	=	No known geodiversity issues	N/A
13	<b>Y</b>	-	Minor loss of soil quality	Re-use on site or closeby
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>N</b>	-	Recycling facilities distant	Adequate bin storage - district recycling facilities at new Asda
17	<b>N</b>	=	Re-contouring unlikely	DIA required
18	<b>Y</b>	-	Watercourse borders site	Ensure adequate set-back
19	<b>N</b>	-	Sewerage network will need extended	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A
21	<b>Y</b>	-	Possible pluvial/fluviat flood risk issue	FRA/DIA required and any necessary mitigation
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>N</b>	-	Aspect poor, good shelter and reasonable altitude	Maximise S / SE elevations in any development
25	<b>N</b>	-	Relatively poor accessibility to facilities	Implement planned facilities closeby
26	<b>Y</b>	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	<b>N</b>	=	Outwith any conservation area	N/A
28	<b>N</b>	=	No listed structures closeby	N/A
29	<b>N</b>	=	No Inventory site closeby	N/A
30	<b>Y</b>	-	HER interest closeby	Possible pre-determination survey and

				possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	Careful siting and design
33	N	=	Re-contouring unlikely to be required	Minimise re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary but allocated as green wedge	Minimise loss of green wedge
36	Y	=	Minor increased lighting	Low, downward emission design for lighting used

**Site Reference: H40 Dell of Inshes**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Possible indirect impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Minor restriction on green network	Retention and set-back from woodland
4	N			=					Neutral impact on pedestrian accessibility to green networks	Maximise any improved pedestrian accessibility
5	Y				+				Site will require local road improvements	Maximise these benefits in terms of road safety
6	Y							=	Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N							=	No bad neighbour uses closeby	N/A
8	N							=	No known contamination issues	Possible survey work and any necessary remediation
9	N							=	Neutral impact on public open space provision	Maximise quality and quantity of any provision
10	N							=	Neutral impact on current path network	Maximise quality and quantity of any provision

11	Y	+	Part brownfield	Maximise brownfield component
12	N	=	No known geodiversity issues	N/A
13	N	=	Minor loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities closeby	Adequate bin storage
17	N	=	No re-contouring required	DIA required
18	Y	-	Watercourse borders one of sites	Adequate set-back
19	N	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	Possible flood risk issue	FRA/DIA likely to be required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect, shelter and altitude reasonable	Maximise S / SE elevations in any development
25	Y	++	Excellent accessibility to facilities	Improved active travel connectivity to those facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within closeby	Good siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site and closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A

32	N	=	Unlikely adverse impact on local landscape	Careful siting and design
33	N	=	Re-contouring not likely to be required	Minimise any re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary but designated as green wedge	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

**Site Reference: H45-H46 Balvonie of Inshes**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A

2	Y			-					Loss of badger foraging and possible impact on woodland habitat	Survey work to assess impacts and mitigation
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3	Y			-					Restriction on green network	Retention and set-back from woodland / burnside corridors
4	Y			+					Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y			+					Site will require local road improvements	Maximise these benefits in terms of road safety
6	Y			=					Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					Likely neutral impact on public open space provision	Maximise quality and quantity of any provision

10	<b>N</b>	=	Likely neutral impact on current path network	Maximise quality and quantity of any provision
11	<b>N</b>	-	Loss of greenfield land	Minimise loss
12	<b>N</b>	=	No known geodiversity issues	N/A
13	<b>Y</b>	-	Loss of soil quality	Re-use on site or closeby
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>N</b>	=	Recycling facilities within district	Adequate bin storage
17	<b>Y</b>	-	Re-contouring required	DIA required
18	<b>Y</b>	-	Watercourse borders sites	Adequate set-back
19	<b>N</b>	-	Services require extension	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A
21	<b>N</b>	=	Possible flood risk issue	FRA/DIA likely to be required and any necessary mitigation
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>N</b>	-	Aspect poor, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and add to woodland shelter
25	<b>N</b>	-	Relatively poor accessibility to facilities	Improved active travel connectivity to those facilities
26	<b>Y</b>	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	<b>N</b>	=	Outwith any conservation area	N/A
28	<b>N</b>	=	No listed structures within closeby	Good siting and design
29	<b>N</b>	=	No Inventory site closeby	N/A
30	<b>Y</b>	-	HER interest closeby	Pre-determination survey

				and possible mitigation
31	<b>N</b>	=	No SAM closeby	N/A
32	<b>N</b>	=	Unlikely adverse impact on local landscape	Careful siting and design
33	<b>Y</b>	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	<b>N</b>	=	No wild land area closeby	N/A
35	<b>Y</b>	=	Within adopted plan City boundary but designated as green wedge	N/A
36	<b>Y</b>	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: H45-H46 Balvonie of Inshes

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and possible impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Restriction on green network	Retention and set-back from woodland / burnside corridors
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Site will require local road improvements	Maximise these benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=				No bad neighbour uses closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	N				=				Likely neutral impact on public open space provision	Maximise quality and quantity of any provision
10	N				=				Likely neutral impact on current path network	Maximise quality and quantity of any provision
11	N				-				Loss of greenfield land	Minimise loss
12	N				=				No known geodiversity issues	N/A
13	Y				-				Loss of soil quality	Re-use on site or closeby
14	N				=				No known peatland issues	N/A
15	N				=				No known croft land issues	N/A
16	N				=				Recycling facilities within district	Adequate bin storage
17	Y				-				Re-contouring required	DIA required

18	Y	-	Watercourse borders sites	Adequate set-back
19	N	-	Services require extension	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	Possible flood risk issue	FRA/DIA likely to be required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and add to woodland shelter
25	N	-	Relatively poor accessibility to facilities	Improved active travel connectivity to those facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within closeby	Good siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest closeby	Pre-determination survey and possible mitigation

31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	Careful siting and design
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary but designated as green wedge	N/A

36	Y	-	Increased lighting	Low, downward emission design for lighting used
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**Site Reference: H48 Milton of Leys Neighbourhood Centre**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and woodland habitat. Possible loss of old farm buildings (bat habitat)	Survey work to assess impacts and mitigation

3	Y				-				Loss of green network	Minimise loss and retain burnsidings with set-back
4	Y				+				Improved pedestrian accessibility to green networks	Maximise any improved pedestrian accessibility
5	Y				+				Site will require significant local road improvements	Maximise any benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=				No bad neighbour uses closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	Y				+				Net increase in public open space provision	Maximise quality and quantity of any provision
10	Y				+				Net increase in current path network	Maximise quality and quantity of any provision
11	N				-				Loss of greenfield land	Minimise loss

12	N				=				No known geodiversity issues	N/A
13	Y				-				Loss of soil quality	Re-use on site or closeby
14	N				=				No known peatland issues	N/A

15	<b>N</b>	=	No known croft land issues	N/A
16	<b>N</b>	=	Recycling facilities within district	Adequate bin storage
17	<b>Y</b>	-	Re-contouring required	DIA required
18	<b>Y</b>	-	Watercourses within site and closeby	Retain and set-back development
19	<b>N</b>	-	Service networks extensions required	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A
21	<b>Y</b>	-	Flood risk affects western margin of site	FRA/DIA required and any necessary mitigation
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>N</b>	-	Aspect and altitude poor, shelter reasonable	Maximise S / SE elevations in any development - retain and add to shelter
25	<b>Y</b>	+	Reasonable accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	<b>Y</b>	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	<b>N</b>	=	Outwith any conservation area	N/A

28	<b>N</b>	=	No listed structures closeby	N/A
29	<b>Y</b>	-	Leys Castle Inventory site adjoining	Careful siting and design
30	<b>Y</b>	-	HER interest within site and closeby	Pre-determination survey and possible mitigation
31	<b>N</b>	=	No SAM closeby	N/A
32	<b>Y</b>	-	Possible adverse impact on local landscape	Careful siting and design
33	<b>Y</b>	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting

				and design
34	N	=	No wild land area closeby	N/A
35	N	-	Outwith City boundary	Careful siting and design
36	Y	-	Increased lighting	Low, downward emission design for lighting used

**Site Reference: H49 Welltown of Easter Leys**

No	Y/N	Will the impact be...								Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-			
1	N			=						No known natural heritage designation/feature impact	N/A
2	Y				-					Loss of badger foraging and woodland habitat. Possible loss of old farm buildings (bat habitat)	Survey work to assess impacts and mitigation
3	Y				-					Loss of green network	Minimise loss and retain burnsidess with set-back
4	Y				+					Improved pedestrian accessibility to green networks	Maximise any improved pedestrian accessibility
5	Y				+					Site will require significant local road improvements	Maximise any benefits in terms of road safety
6	Y				=					Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=					No bad neighbour uses closeby	N/A
8	N				=					No known contamination issues	Possible survey work and any necessary remediation
9	Y				+					Net increase in public open space provision	Maximise quality and quantity of any provision
10	Y				+					Net increase in current path network	Maximise quality and quantity of any provision
11	N				-					Loss of greenfield land	Minimise loss
12	N				=					No known geodiversity issues	N/A
13	Y				-					Loss of soil quality	Re-use on site or closeby
14	N				=					No known peatland issues	N/A
15	N				=					No known croft land issues	N/A
16	N				=					Recycling facilities within district	Adequate bin storage
17	Y				-					Re-contouring required	DIA required
18	Y				-					Watercourses within site and closeby	Retain and set-back development
19	N				-					Service networks extensions required	Connection to public mains required
20	N				=					No known air quality issues	N/A
21	Y				-					Flood risk affects western margin of site	FRA/DIA required and any necessary mitigation
22	N				=					No known coastal erosion issues	N/A
23	N				-					No local renewable energy source proposed on site or closeby	None
24	N				-					Aspect and altitude poor, shelter reasonable	Maximise S / SE elevations in any

				development - retain and add to shelter
25	Y		+	Reasonable accessibility to facilities Improved active travel connectivity to those facilities and implement new facilities
26	Y		+	Contributions sought to improve the current bus service and to improve footpath connectivity Contributions towards such provision
27	N		=	Outwith any conservation area N/A
28	N		=	No listed structures closeby N/A
29	Y		-	Leys Castle Inventory site adjoining Careful siting and design
30	Y		-	HER interest within site and closeby Pre-determination survey and possible mitigation
31	N		=	No SAM closeby N/A
32	Y		-	Possible adverse impact on local landscape Careful siting and design
33	Y		-	Re-contouring likely to be required Minimise any re-contouring - careful siting and design
34	N		=	No wild land area closeby N/A
35	N		-	Outwith City boundary Careful siting and design
36	Y		-	Increased lighting Low, downward emission design for lighting used

**Site Reference: H50 Opposite Drumossie Hotel**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and woodland habitat.	Survey work to assess impacts and mitigation
3	Y				-				Minor loss of green network	Minimise loss and retain burnsidess with set-back
4	N			=					Neutral impact on pedestrian accessibility to green networks	Maximise any improved pedestrian accessibility
5	N			=					Neutral impact on local road network	Maximise any benefits in terms of road safety
6	N			=					No significant additional lighting or traffic calming likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation

9	<b>N</b>	=	Unlikely any net change in public open space provision	Maximise quality and quantity of any provision
10	<b>N</b>	=	Unlikely any net change in current path network	Maximise quality and quantity of any provision
11	<b>N</b>	-	Loss of greenfield land	Minimise loss
12	<b>N</b>	=	No known geodiversity issues	N/A
13	<b>Y</b>	-	Loss of soil quality	Re-use on site or closeby
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>N</b>	=	Recycling facilities within district	Adequate bin storage
17	<b>Y</b>	-	Re-contouring required	DIA required
18	<b>Y</b>	-	Watercourse adjacent	Retain and set-back development
19	<b>N</b>	-	Service networks extensions required	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A

21	<b>N</b>	=	Possible flood risk	FRA/DIA required and any necessary mitigation
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>N</b>	-	Aspect and altitude poor, shelter reasonable	Maximise S / SE elevations in any development - retain and add to shelter
25	<b>Y</b>	+	Reasonable accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	<b>Y</b>	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	<b>N</b>	=	Outwith any conservation area	N/A

28	Y	-	Listed structure closeby	Good siting and design
29	N	=	No Inventory site closeby	Careful siting and design
30	Y	-	HER interest closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	Careful siting and design
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	-	Outwith City boundary	Careful siting and design
36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used

**Site Reference: H51 Drumossie Brae**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y			-					Possible loss of badger foraging and woodland habitat.	Survey work to assess impacts and mitigation
3	Y			-					Minor loss of green network	Minimise loss and retain burn-sides with set-back
4	N			=					Neutral impact on pedestrian accessibility to green networks	Maximise any improved pedestrian accessibility
5	N			=					Neutral impact on local road network	Maximise any benefits in terms of road safety
6	N			=					No significant additional lighting or traffic calming likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation

9	<b>N</b>	=	Unlikely any net change in public open space provision	Maximise quality and quantity of any provision
10	<b>N</b>	=	Unlikely any net change in current path network	Maximise quality and quantity of any provision
11	<b>N</b>	-	Loss of greenfield land	Minimise loss
12	<b>N</b>	=	No known geodiversity issues	N/A
13	<b>Y</b>	-	Minor loss of soil quality	Re-use on site or closeby
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>N</b>	=	Recycling facilities within district	Adequate bin storage
17	<b>Y</b>	-	Re-contouring required	DIA required
18	<b>Y</b>	-	Watercourse runs through site	Retain and set-back development
19	<b>N</b>	-	Service networks extensions required	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A
21	<b>N</b>	-	Likely flood risk	FRA/DIA required and any necessary mitigation
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>N</b>	-	Aspect and altitude poor, shelter reasonable	Maximise S / SE elevations in any development - retain and add to shelter
25	<b>N</b>	-	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	<b>Y</b>	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	<b>N</b>	=	Outwith any conservation area	N/A
28	<b>N</b>	=	No listed structure closeby	N/A

29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	Careful siting and design
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	-	Outwith City boundary	Careful siting and design
36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used

**Site Reference: H52(a) Balvonie Cottage**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A

2	Y			-					Possible loss of badger foraging and indirect effect on woodland habitat.	Survey work to assess impacts and mitigation
3	Y			-					Minor loss of green network	Minimise loss and maintain woodland set-back
4	N			=					Neutral impact on pedestrian accessibility to green networks	Maximise any improved pedestrian accessibility
5	N			=					Neutral impact on local road network	Maximise any benefits in terms of road safety
6	N			=					No significant additional lighting or traffic calming likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation

9	<b>N</b>	=	Unlikely any significant net change in public open space provision	Maximise quality and quantity of any provision
10	<b>N</b>	=	Unlikely any net change in current path network	Maximise quality and quantity of any provision
11	<b>N</b>	-	Loss of greenfield land	Minimise loss
12	<b>N</b>	=	No known geodiversity issues	N/A
13	<b>Y</b>	-	Minor loss of soil quality	Re-use on site or closeby
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>N</b>	=	Recycling facilities within district	Adequate bin storage
17	<b>Y</b>	-	Re-contouring required	DIA required
18	<b>N</b>	=	No watercourse within or close to site	N/A
19	<b>N</b>	-	Service networks extensions required	Connection to public mains required

20	<b>N</b>	=	No known air quality issues	N/A
21	<b>N</b>	=	No known flood risk	FRA/DIA may be required and any necessary mitigation
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>N</b>	-	Aspect poor, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and add to shelter
25	<b>N</b>	-	Relatively poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	<b>Y</b>	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	<b>N</b>	=	Outwith any conservation area	N/A

28	N	=	No listed structure closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	N/A
33	Y	-	Some re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A

35	Y	-	Within City boundary but designated as green wedge	Careful siting and design
36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used

**Site Reference: H53 NE of Inshes House**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		

1	N	=	No known natural heritage designation/feature impact	N/A
2	Y	-	Loss of badger foraging and woodland habitat.	Survey work to assess impacts and mitigation
3	Y	-	Loss of green network	Minimise loss and retain woodland + set-back
4	Y	+	Improved pedestrian accessibility to green networks	Maximise any improved pedestrian accessibility
5	N	=	Possible contributions to local network improvements	Maximise any benefits in terms of road safety
6	Y	+	Additional lighting and traffic calming likely	Maximise any road safety benefits

7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	+	Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	N	=	Unlikely any net change in current path network	Maximise quality and quantity of any provision
11	N	-	Loss of greenfield land	Minimise loss
12	N	=	No known geodiversity issues	N/A

13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	Y	-	Re-contouring required	DIA required
18	Y	-	Watercourse borders site	Set back
19	N	-	Service networks extensions required	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	-	Possible flood risk	FRA/DIA may be required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect poor, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and add to shelter
25	N	-	Relatively poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities

26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structure closeby	N/A
29	N	=	No Inventory site closeby	N/A

30	N	=	No HER interest closeby	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	N/A

33	Y	-	Some re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary but designated as green wedge	N/A
36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used

**Site Reference: H55-H56 NW Resaurie**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Proximity to Inner Moray Firth SPA/Ramsar	Avoid adverse impact
2	Y				-				Loss of badger foraging	Survey work to assess impacts and mitigation
3	Y				-				Loss of green network	Minimise loss and create better habitats / networks
4	Y				+				Improved pedestrian accessibility to green networks	Improve pedestrian accessibility

5	Y	+	Contributions to strategic and local network improvements	Maximise any benefits in terms of road safety
6	Y	+	Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	+	Net increase in public open space provision	Maximise quality and quantity of any provision
10	Y	+	Create new, connected path network	Maximise quality and quantity of any provision
11	N	-	Loss of greenfield land	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	N	=	No significant re-contouring required	DIA required
18	Y	--	Watercourses within sites	Retention and development set back as green corridors
19	Y	=	Service networks closeby but require extension	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	--	Known flood risk	FRA/DIA required and any necessary mitigation including development set back
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect, shelter and altitude reasonable	Maximise S / SE elevations in any

				development - retain and create shelter with planting
25	Y	+	Reasonable accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structure closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	N/A
33	N	=	No significant re-contouring likely to be required	Minimise any re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary and allocated for housing	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: H57 East Seafield**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Proximity to Inner Moray Firth SPA/Ramar	Avoid adverse impact
2	Y				-				Loss of badger foraging and possible minor loss of woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Loss of green network	Minimise loss and create better habitats / networks

4	Y	+	Improved pedestrian accessibility to green networks	Improve pedestrian accessibility
5	Y	+	Contributions to strategic and local network improvements	Maximise any benefits in terms of road safety
6	Y	+	Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	+	Net increase in public open space provision	Maximise quality and quantity of any provision
10	Y	+	Create new, connected path network	Maximise quality and quantity of any provision
11	N	-	Loss of greenfield land	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	N	=	No significant re-contouring required	DIA required
18	Y	-	Watercourses border site	Retention and development set back as green corridors
19	Y	=	Service networks closeby but require extension	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	--	Known flood risk	FRA/DIA required and any necessary mitigation including development set back
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None

24	N	=	Aspect, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and create shelter with planting
25	Y	+	Reasonable accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structure closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely adverse impact on local landscape	N/A
33	N	=	No significant re-contouring likely to be required	Minimise any re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary and allocated for longer term development	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: H63 Viewhill Farm**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging	Survey work to assess

				impacts and mitigation
3	Y	-	Loss of green network	Minimise loss
4	Y	+	Likely improved pedestrian accessibility to adjoining green network	Maximise improved pedestrian accessibility
5	Y	+	Likely contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y	+	Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N	=	No bad neighbour uses closeby	N/A
8	Y	-	Possible contamination issues at farm buildings	Possible survey work and any necessary remediation
9	Y	+	Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	Y	+	Likely net improvement to local path network	Maximise quality and quantity of any provision
11	Y	=	Part brownfield	Minimise greenfield component and maximise brownfield part
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	Y	-	Re-contouring required	DIA required
18	N	=	No watercourse closeby	Retention and development set back as green corridors
19	Y	=	Service networks closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk area	Possible FRA/DIA required and any necessary mitigation

22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect, shelter and altitude relatively poor	Maximise S / SE elevations in any development - create shelter with planting
25	N	-	Poor accessibility to facilities and levels inhibit active travel	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	Y	-	Affects setting of Culloden Battlefield Conservation Area which is proposed for extension	Maximise set back
28	N	=	No listed structure within site	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	--	Within Culloden Inventory Battlefield Site	Pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	Likely adverse impact on local landscape - breach of countryside character	Minimise scale of breach to brownfield site
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	-	Outwith City boundary - countryside character	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: H64 Viewfield, Balloch**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		

1	N	=	No known natural heritage designation/feature impact	N/A
2	Y	-	Loss of badger foraging	Survey work to assess impacts and mitigation
3	Y	-	Loss of green network	Minimise loss
4	Y	+	Likely improved pedestrian accessibility to adjoining green network	Maximise improved pedestrian accessibility
5	Y	+	Likely contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y	+	Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	+	Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	Y	+	Likely net improvement to local path network	Maximise quality and quantity of any provision
11	N	=	Loss of greenfield	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities within district	Adequate bin storage
17	Y	-	Re-contouring required	DIA required
18	N	=	No watercourse closeby	Retention and development set back as green corridors
19	Y	=	Service networks closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk area	Possible FRA/DIA required and any

				necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect, shelter and altitude relatively poor	Maximise S / SE elevations in any development - create shelter with planting
25	N	-	Poor accessibility to facilities and levels inhibit active travel	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	Y	-	Affects setting of Culloden Battlefield Conservation Area which is proposed for extension	Maximise set back
28	N	=	No listed structure within site	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	Adjacent to Culloden Inventory Battlefield Site	Pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	Likely adverse impact on local landscape - breach of countryside character	Minimise scale of breach to brownfield site
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	-	Outwith City boundary - countryside character	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: H65 Leanach**

No	Y/N	Will the impact be...	Justification	Mitigation	Measures
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		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Minor loss of badger foraging	Survey work to assess impacts and mitigation
3	Y				-				Minor loss of green network	Minimise loss
4	N			=					Unlikely any improved pedestrian accessibility to adjoining green network	Maximise improved pedestrian accessibility
5	N			=					Unlikely contribution to local road network improvements	Maximise any benefits in terms of road safety
6	N			=					Significant additional lighting and traffic calmed environment unlikely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					Unlikely net increase in public open space provision	Maximise quality and quantity of any provision
10	N			=					Unlikely net improvement to local path network	Maximise quality and quantity of any provision
11	N			=					Loss of greenfield	Minimise loss
12	N			=					No known geodiversity issues	N/A
13	Y				-				Loss of soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A

15	N			=					No known croft land issues	N/A
16	N			=					Recycling facilities distant	Adequate bin storage
17	N			=					No re-contouring required	Possible DIA required
18	N			=					No watercourse closeby	Retention and development set back as green corridors
19	Y			=					Services closeby	Connection to public mains required

20	<b>N</b>	=	No known air quality issues	N/A
21	<b>N</b>	=	No known flood risk area	Possible FRA/DIA required and any necessary mitigation
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>Y</b>	=	Aspect good but shelter and altitude relatively poor	Maximise S / SE elevations in any development - possibly create shelter with planting
25	<b>Y</b>	=	Relatively poor accessibility to facilities and levels inhibit active travel	Improved active travel connectivity to those facilities and implement new facilities
26	<b>Y</b>	+	Possible contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	<b>Y</b>	-	Spans boundary of Culloden Battlefield Conservation Area which is proposed for extension	Maximise set back - careful siting and design
28	<b>N</b>	=	No listed structure within site	N/A
29	<b>N</b>	=	No Inventory site closeby	N/A

30	<b>Y</b>	-	Within Culloden Inventory Battlefield Site	Pre-determination survey and mitigation
31	<b>N</b>	=	No SAM closeby	N/A
32	<b>Y</b>	-	Possible adverse impact on local landscape - breach of countryside character	Minimise scale of development - careful siting and design
33	<b>N</b>	=	Re-contouring unlikely to be required	Minimise any re-contouring - careful siting and design
34	<b>N</b>	=	No wild land area closeby	N/A
35	<b>N</b>	-	Outwith City boundary - countryside	N/A

			character	
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: H66-H67 Culloden Moor South**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of woodland habitat (esp. H66)	Survey work to assess impacts and mitigation
3	Y				-				Loss of green network (esp. H66)	Minimise loss

4	Y				+				Likely improved pedestrian accessibility to green network (esp. H66)	Maximise improved pedestrian accessibility
5	N				=				Possible contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y				+				Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N				=				No bad neighbour uses closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	Y				+				Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	Y				+				Likely net improvement to local path network (esp. H66)	Maximise quality and quantity of any provision
11	N				=				Loss of greenfield	Minimise loss
12	N				=				No known geodiversity issues	N/A
13	Y				-				Loss of soil quality	Re-use on site or closeby
14	N				=				No known peatland issues	N/A
15	N				=				No known croft land issues	N/A
16	N				=				Recycling facilities distant	Adequate bin storage

17	Y	-	Re-contouring required	DIA required
18	Y	-	Watercourses border sites	Retention and development set back as green corridors
19	Y	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Known flood risk area borders H66 - possible flood risk to H67	FRA/DIA required and any necessary mitigation

22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect good, shelter reasonable, altitude relatively poor	Maximise S / SE elevations in any development - possibly create shelter with planting
25	N	--	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structure within site	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	HER sites closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	Possible adverse impact on local landscape - breach of countryside character	Minimise scale of development - careful siting and design

33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	-	Outwith City boundary - countryside character	N/A

36	Y	-	Increase in lighting	Low, downward emission design for lighting used
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**Site Reference: H68 South of Westhill**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging	Survey work to assess impacts and mitigation
3	Y				-				Loss of green network	Minimise loss
4	Y			=					Possible improved pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y			=					Possible contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y				+				Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y				+				Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	Y			=					Possible net improvement to local path network	Maximise quality and quantity of any provision
11	N			=					Loss of greenfield	Minimise loss
12	N			=					No known geodiversity issues	N/A
13	Y				-				Loss of soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	N			=					Recycling facilities distant	Adequate bin storage
17	Y				-				Re-contouring required	DIA required
18	Y				-				Watercourse borders site	Retention and development set back as green corridors
19	Y			=					Services closeby	Connection to public mains required
20	N			=					No known air quality issues	N/A
21	Y				-				Possible flood risk	FRA/DIA required and any necessary mitigation
22	N			=					No known coastal erosion issues	N/A
23	N				-				No local renewable energy source proposed on site or closeby	None
24	N				-				Aspect, shelter and altitude relatively poor	Maximise S / SE

				elevations in any development - possibly create shelter with planting
25	N	-	Poor accessibility to facilities and levels inhibit active travel	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	Y	-	Listed structure adjoins site	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	HER site adjoins	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	Possible adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	-	Outwith City boundary - City fringe character	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: H69 Woodside of Culloden Smallholdings**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging	Survey work to assess impacts and mitigation
3	Y				-				Loss of green network	Minimise loss
4	Y			=					Possible improved pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y			=					Possible contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y			+					Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y			+					Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	Y			=					Possible net improvement to local path	Maximise quality and

			network	quantity of any provision
11	N	=	Loss of greenfield	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities distant	Adequate bin storage
17	Y	-	Re-contouring required	DIA required
18	Y	-	Watercourses border site	Retention and development set back as green corridors
19	Y	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Possible flood risk	FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect, shelter and altitude poor	Maximise S / SE elevations in any development - possibly create shelter with planting
25	N	-	Poor accessibility to facilities and levels inhibit active travel	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER site closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	Possible adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary - part of expansion area but safeguarded within site development brief	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: H69 Woodside of Culloden Smallholdings

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging	Survey work to assess impacts and mitigation
3	Y				-				Loss of green network	Minimise loss
4	Y			=					Possible improved pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y			=					Possible contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y				+				Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y				+				Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	Y			=					Possible net improvement to local path network	Maximise quality and quantity of any provision
11	N			=					Loss of greenfield	Minimise loss
12	N			=					No known geodiversity issues	N/A
13	Y				-				Loss of soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	N			=					Recycling facilities distant	Adequate bin storage
17	Y				-				Re-contouring required	DIA required
18	Y				-				Watercourses border site	Retention and development set back as green corridors
19	Y			=					Services closeby	Connection to public mains required
20	N			=					No known air quality issues	N/A
21	Y				-				Possible flood risk	FRA/DIA required and any necessary mitigation
22	N			=					No known coastal erosion issues	N/A
23	N				-				No local renewable energy source proposed on site or closeby	None
24	N				-				Aspect, shelter and altitude poor	Maximise S / SE elevations in any development - possibly create shelter with planting
25	N				-				Poor accessibility to facilities and levels inhibit active travel	Improved active travel connectivity to those facilities and implement new facilities
26	Y				+				Possible contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N			=					No Conservation Area closeby	N/A
28	N			=					No listed structures closeby	Set back - careful siting and design

29	N	=	No Inventory site closeby	N/A
30	N	=	No HER site closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	Possible adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary - part of expansion area but safeguarded within site development brief	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

#### Site Reference: H72-H73 Pinewood By Nairnside

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y			-					Loss of woodland habitat	Survey work to assess impacts and mitigation
3	Y			-					Loss of green network	Minimise loss
4	Y			+					Improved pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y			+					Possible contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y			+					Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y			+					Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	Y			+					Likely net improvement to local path network	Maximise quality and quantity of any provision
11	N			=					Loss of greenspace	Minimise loss
12	N			=					No known geodiversity issues	N/A
13	N			=					No significant loss of soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	N			=					Recycling facilities distant	Adequate bin storage
17	N			=					No significant re-contouring required	Possible DIA required
18	Y			-					Watercourse passes through H73	Retention and development set back as green corridors
19	Y			=					Services closeby	Connection to public

				mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issues	Possible FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect and altitude poor - shelter good	Maximise S / SE elevations in any development - possibly create shelter with planting
25	N	-	Poor accessibility to facilities and levels inhibit active travel	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to provide bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER site closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	Possible adverse impact on local landscape - breach into City fringe countryside	Minimise scale of development - careful siting and design
33	N	=	Re-contouring unlikely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith City - City fringe countryside	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: H74 (a,b,c) Nairnside**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Loss of green network	Minimise loss
4	Y			+					Improved pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y			+					Possible contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y			+					Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A

8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	+	Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	Y	+	Likely net improvement to local path network	Maximise quality and quantity of any provision
11	N	=	Loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	N	=	No significant loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities distant	Adequate bin storage
17	N	=	No significant re-contouring required	Possible DIA required
18	Y	=	Watercourses pass close to sites	Retention and development set back as green corridors
19	Y	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issues	Possible FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect reasonable, altitude poor, shelter good	Maximise S / SE elevations in any development - possibly create shelter with planting
25	N	--	Poor accessibility to facilities and levels inhibit active travel	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to provide bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER site closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	Possible adverse impact on local landscape - breach into City fringe countryside	Minimise scale of development - careful siting and design
33	N	=	Re-contouring unlikely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith City - City fringe countryside	N/A
36	Y	-	Increase in lighting	Low, downward emission



26	Y		+	Possible contributions sought to provide bus service and to improve footpath connectivity	Contributions towards such provision
27	N		=	No Conservation Area closeby	N/A
28	N		=	No listed structures closeby	Set back - careful siting and design
29	N		=	No Inventory site closeby	N/A
30	N		=	No HER site closeby	Possible pre-determination survey and mitigation
31	N		=	No SAM closeby	N/A
32	Y		-	Possible adverse impact on local landscape - breach into open countryside	Minimise scale of development - careful siting and design
33	N		=	Re-contouring unlikely to be required	Minimise any re-contouring - careful siting and design
34	N		=	No wild land area closeby	N/A
35	N		=	Outwith City - open countryside	N/A
36	Y		-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: H76 Daviot North**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y			-					Loss of badger foraging and possible impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y			-					Loss of green network	Minimise loss
4	Y			+					Improved pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y			+					Possible contribution to trunk road junction improvement	Maximise any benefits in terms of road safety
6	Y			+					Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	Y			-					Proximity to hard rock quarry	Adequate set back - sound baffle
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y			+					Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	Y			+					Likely net improvement to local path network	Maximise quality and quantity of any provision
11	N			=					Loss of greenspace	Minimise loss
12	N			=					No known geodiversity issues	N/A
13	Y			-					Loss of soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	N			=					Recycling facilities distant	Adequate bin storage

17	Y	-	Re-contouring required	DIA required
18	Y	-	Watercourse passes through site	Retention and development set back
19	Y	=	Services available closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issues	Possible FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect good, altitude poor, shelter reasonable	Maximise S / SE elevations in any development - possibly create shelter with planting
25	Y	+	Good accessibility to facilities	Improved active travel connectivity to those facilities and retain those facilities
26	Y	+	Possible contributions sought to improve bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	Y	-	Listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	=	HER sites closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	Prominent slope from A9 - possible adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith Daviot village boundary	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: H77 Daviot East**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Possible impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Loss of green network	Minimise loss
4	Y				+				Improved pedestrian accessibility to green	Maximise improved

			network	pedestrian accessibility
5	Y	+	Possible contribution to local road improvements	Maximise any benefits in terms of road safety
6	Y	=	Significant additional lighting and traffic calmed environment unlikely	Maximise any road safety benefits
7	N	=	No bad neighbour development closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	=	Possible net increase in public open space provision	Maximise quality and quantity of any provision
10	Y	=	Possible net improvement to local path network	Maximise quality and quantity of any provision
11	N	=	Loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities distant	Adequate bin storage
17	Y	-	Minor re-contouring required	DIA required
18	Y	-	Watercourse borders site	Retention and development set back
19	N	-	No adequate public sewer	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	Possible flood risk issue	Possible FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect poor, altitude reasonable, shelter good	Maximise S / SE elevations in any development - possibly create shelter with planting
25	Y	=	Reasonable accessibility to facilities but levels and A9 severance issues	Improved active travel connectivity to those facilities and retain those facilities
26	Y	+	Possible contributions sought to improve bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER sites closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely to be any adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring may be required	Minimise any re-

				contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith Daviot village boundary	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: H78 Mains of Fallie**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Minor loss of badger habitat and possible indirect impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Minor loss of green network	Minimise loss
4	Y				+				Minor improvement in pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y				+				Possible minor contribution to local road improvements	Maximise any benefits in terms of road safety
6	N				=				Significant additional lighting and traffic calmed environment unlikely	Maximise any road safety benefits
7	N				=				No bad neighbour development closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	N				=				Unlikely net increase in public open space provision	Maximise quality and quantity of any provision
10	N				=				Unlikely net improvement to local path network	Maximise quality and quantity of any provision
11	N				=				Minor loss of greenspace	Minimise loss
12	N				=				No known geodiversity issues	N/A
13	Y				-				Minor loss of soil quality	Re-use on site or closeby
14	N				=				No known peatland issues	N/A
15	N				=				No known croft land issues	N/A
16	N				=				Recycling facilities distant	Adequate bin storage
17	Y				-				Minor re-contouring required	DIA required
18	N				=				No watercourses closeby	Retention and development set back
19	N				-				No adequate public sewerage	Connection to public mains required for village scale development
20	N				=				No known air quality issues	N/A
21	N				=				Possible flood risk issue	Possible FRA/DIA required and any necessary mitigation
22	N				=				No known coastal erosion issues	N/A
23	N				-				No local renewable energy source proposed on site or closeby	None
24	Y				+				Aspect good, altitude poor, shelter reasonable	Maximise S / SE elevations in any development - possibly create shelter with

				planting
25	N	--	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to provide bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER sites closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely to be any adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring may be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith any village boundary	N/A
36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used

Site Reference: H79 Achlaschoille

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Minor loss of badger habitat and possible indirect impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Minor loss of green network	Minimise loss
4	Y			+					Minor improvement in pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y			+					Possible minor contribution to local road improvements	Maximise any benefits in terms of road safety
6	N			=					Significant additional lighting and traffic calmed environment unlikely	Maximise any road safety benefits
7	N			=					No bad neighbour development closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					Unlikely net increase in public open space provision	Maximise quality and quantity of any provision
10	N			=					Unlikely net improvement to local path network	Maximise quality and quantity of any provision
11	N			=					Minor loss of greenspace	Minimise loss
12	N			=					No known geodiversity issues	N/A

13	Y	-	Minor loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities distant	Adequate bin storage
17	Y	-	Minor re-contouring required	DIA required
18	N	=	No watercourses closeby	Retention and development set back
19	N	-	No adequate public sewerage	Connection to public mains required for village scale development
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issue	Possible FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect good, altitude poor, shelter reasonable	Maximise S / SE elevations in any development - possibly create shelter with planting
25	N	--	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to provide bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER sites closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely to be any adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring may be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith any village boundary	N/A
36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used

**Site Reference: H80 Dalveallan South**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage	N/A

			designation/feature impact	
2	Y	-	Minor loss of badger habitat and possible indirect impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y	-	Minor loss of green network	Minimise loss
4	Y	+	Minor improvement in pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y	+	Possible minor contribution to local road improvements	Maximise any benefits in terms of road safety
6	N	=	Significant additional lighting and traffic calmed environment unlikely	Maximise any road safety benefits
7	N	=	No bad neighbour development closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	N	=	Unlikely net increase in public open space provision	Maximise quality and quantity of any provision
10	N	=	Unlikely net improvement to local path network	Maximise quality and quantity of any provision
11	N	=	Minor loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Minor loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities distant	Adequate bin storage
17	Y	-	Minor re-contouring required	DIA required
18	Y	-	Watercourses border site	Retention and development set back
19	N	-	No adequate public sewerage	Connection to public mains required for village scale development
20	N	=	No known air quality issues	N/A
21	Y	-	Flood risk area adjacent	FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect good, altitude poor, shelter reasonable	Maximise S / SE elevations in any development - possibly create shelter with planting
25	N	--	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to provide bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A

32	N	=	Unlikely to be any adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring may be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith any village boundary	N/A
36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used

**Site Reference: H81 Dalveallan North**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y			-					Minor loss of badger habitat and possible indirect impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y			-					Minor loss of green network	Minimise loss
4	Y			+					Minor improvement in pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y			+					Possible minor contribution to local road improvements	Maximise any benefits in terms of road safety
6	N			=					Significant additional lighting and traffic calmed environment unlikely	Maximise any road safety benefits
7	N			=					No bad neighbour development closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					Unlikely net increase in public open space provision	Maximise quality and quantity of any provision
10	N			=					Unlikely net improvement to local path network	Maximise quality and quantity of any provision
11	N			=					Minor loss of greenspace	Minimise loss
12	N			=					No known geodiversity issues	N/A
13	Y			-					Minor loss of soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	N			=					Recycling facilities distant	Adequate bin storage
17	Y			-					Minor re-contouring required	DIA required
18	N			=					No watercourses closeby	Retention and development set back
19	N			-					No adequate public sewerage	Connection to public mains required for village scale development
20	N			=					No known air quality issues	N/A
21	N			=					No known flood risk issue	Possible FRA/DIA required and any necessary mitigation
22	N			=					No known coastal erosion issues	N/A
23	N			-					No local renewable energy source	None

			proposed on site or closeby	
24	Y	+	Aspect good, altitude poor, shelter reasonable	Maximise S / SE elevations in any development - possibly create shelter with planting
25	N	--	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to provide bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely to be any adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring may be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith any village boundary	N/A
36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used

**Site Reference: H82 South of Sunnybank**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Minor loss of badger habitat and woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Minor loss of green network	Minimise loss
4	Y				+				Minor improvement in pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y				+				Possible minor contribution to local road improvements	Maximise any benefits in terms of road safety
6	N				=				Significant additional lighting and traffic calmed environment unlikely	Maximise any road safety benefits
7	N				=				No bad neighbour development closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	N				=				Unlikely net increase in public open space provision	Maximise quality and quantity of any provision

10	N	=	Unlikely net improvement to local path network	Maximise quality and quantity of any provision
11	N	=	Minor loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Minor loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities distant	Adequate bin storage
17	Y	-	Minor re-contouring required	DIA required
18	Y	-	Watercourse within site	Retention and development set back
19	N	-	No adequate public sewerage	Connection to public mains required for village scale development
20	N	=	No known air quality issues	N/A
21	Y	-	Close to flood risk area	FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect good, altitude poor, shelter reasonable	Maximise S / SE elevations in any development - possibly create shelter with planting
25	N	--	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to provide bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely to be any adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring may be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith any village boundary	N/A
36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used

**Site Reference: H83 Opposite Cardon**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		

1	N	=	No known natural heritage designation/feature impact	N/A
2	Y	-	Minor loss of badger habitat and possible indirect impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y	-	Minor loss of green network	Minimise loss
4	Y	+	Minor improvement in pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y	+	Possible minor contribution to local road improvements	Maximise any benefits in terms of road safety
6	N	=	Significant additional lighting and traffic calmed environment unlikely	Maximise any road safety benefits
7	N	=	No bad neighbour development closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	N	=	Unlikely net increase in public open space provision	Maximise quality and quantity of any provision
10	N	=	Unlikely net improvement to local path network	Maximise quality and quantity of any provision
11	N	=	Minor loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Minor loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities distant	Adequate bin storage
17	Y	-	Minor re-contouring required	DIA required
18	Y	-	Watercourses border site	Retention and development set back
19	N	-	No adequate public sewerage	Connection to public mains required for village scale development
20	N	=	No known air quality issues	N/A
21	Y	--	Known flood risk area within site	FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect good, altitude poor, shelter reasonable	Maximise S / SE elevations in any development - possibly create shelter with planting
25	N	--	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to provide bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and mitigation

31	N	=	No SAM closeby	N/A
32	N	=	Unlikely to be any adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring may be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith any village boundary	N/A
36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used

**Site Reference: H84 North of Balnafoich Crossroads**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y			-					Minor loss of badger habitat and possible indirect impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y			-					Minor loss of green network	Minimise loss
4	Y			+					Minor improvement in pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y			+					Possible minor contribution to local road improvements	Maximise any benefits in terms of road safety
6	N			=					Significant additional lighting and traffic calmed environment unlikely	Maximise any road safety benefits
7	N			=					No bad neighbour development closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					Unlikely net increase in public open space provision	Maximise quality and quantity of any provision
10	N			=					Unlikely net improvement to local path network	Maximise quality and quantity of any provision
11	N			=					Minor loss of greenspace	Minimise loss
12	N			=					No known geodiversity issues	N/A
13	Y			-					Minor loss of soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	N			=					Recycling facilities distant	Adequate bin storage
17	Y			-					Minor re-contouring required	DIA required
18	N			=					No watercourse closeby	Retention and development set back
19	N			-					No adequate public sewerage	Connection to public mains required for village scale development
20	N			=					No known air quality issues	N/A
21	N			=					No known flood risk issue	Possible FRA/DIA required and any necessary mitigation
22	N			=					No known coastal erosion issues	N/A

23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect good, altitude poor, shelter reasonable	Maximise S / SE elevations in any development - possibly create shelter with planting
25	N	-	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely to be any adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring may be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith any village boundary	N/A
36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used

**Site Reference: H85 South of Inverarnie Lodge**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Minor loss of badger habitat and loss of woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Minor loss of green network	Minimise loss
4	Y				+				Minor improvement in pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y				+				Possible minor contribution to local road improvements	Maximise any benefits in terms of road safety
6	N				=				Significant additional lighting and traffic calmed environment unlikely	Maximise any road safety benefits
7	N				=				No bad neighbour development closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	N				=				Unlikely net increase in public open space provision	Maximise quality and quantity of any provision
10	N				=				Unlikely net improvement to local path	Maximise quality and

			network	quantity of any provision
11	N	=	Minor loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Minor loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities distant	Adequate bin storage
17	Y	-	Minor re-contouring required	DIA required
18	Y	-	Watercourse within site	Retention and development set back
19	N	-	No adequate public sewerage	Connection to public mains required for village scale development
20	N	=	No known air quality issues	N/A
21	N	=	Possible flood risk issue	Possible FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect reasonable, altitude poor, shelter reasonable	Maximise S / SE elevations in any development - possibly create shelter with planting
25	Y	=	Reasonable accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely to be any adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring may be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith Inverarnie village boundary	N/A
36	Y	-	Minor increase in lighting	Low, downward emission design for lighting used

Site Reference: MU1 Charleston

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The sites are not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	Any loss of habitat, for example badger feeding ground, will need to be assessed by survey and if necessary mitigated
2	Y				-				Development of the sites would involve the loss of improved pastureland and its habitat value	Replacement habitat could be secured adjacent
3	Y			=					Development of the sites could open up public and species access to a better connected green network	Creation of adequate pedestrian and species green corridors
4	Y				+				Development of the sites could open up public access to a better connected green networks and space	Provision of enhanced connections
5	Y				+				The sites will contribute to West Link and possibly other more localised road improvements	Developer contributions to West Link and possibly other more localised road improvements
6	Y			=					The site would be likely to have street lighting and traffic calmed design	N/A
7	N			=					N/A	N/A
8	Y			=					There may be contaminated land issues affecting the site as it is partly a brownfield site	Contaminated Land Report may be required to identify any necessary mitigation measures
9	Y				+				Whilst the site will result in the loss of some open space it will enable areas of high quality open space to be provided within the site in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y				-				The Great Glen Way and a core path traverse parts of the site	Maintain and incorporate paths into development; provide diversion where necessary
11	Y				+				Parts of the site, including the B Listed former Craig Dunain Hospital, are	Re-use of Listed

			brownfield; other large parts of the site are greenfield and are utilised for agricultural purposes	Buildings
12	<b>N</b>	=	No known geodiversity issues	N/A
13	<b>Y</b>	-	The site is likely to result in the loss of soil as much of the site is greenfield, however no part of the site is prime agricultural land	Soil can be re-utilised on-site or adjacent
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y</b>	-	Re-contouring required due to gradient which may cause soil and drainage issues	FRA/DIA required which may restrict densities
18	<b>N</b>	=	No significant watercourses pass through the site or lie adjacent to it	N/A
19	<b>Y</b>	+	Gravity based connection to adjoining drainage system available	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A

21	<b>N</b>	=	No known flooding issues	N/A
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>Y</b>	+	Aspect, shelter and altitude reasonable	Possible to re-contour to maximise S / SE elevations
25	<b>Y</b>	+	Reasonable proximity to facilities but levels deterrent to active travel	More community / commercial facilities could be provided adjacent
26	<b>Y</b>	+	Contributions could be sought to extend the frequency of the current service or to	Contributions towards such provision

				improve footpath connectivity	
27	N	=		Outwith any conservation area	N/A
28	Y	+		The B Listed former Craig Dunain Hospital lies within the site	Retention and conversion of Listed Buildings for alternative uses
29	N	=		No Inventory site closeby	N/A
30	Y	-		Several locally important archaeological sites contained in the Historic Environment Record lie within the site	Pre-determination survey and possible mitigation
31	N	=		No SAM closeby	N/A
32	Y	-		The gradient of parts of the sites makes them prominent in the local landscape	Careful siting and design and sensitive re-contouring; landscape and visual impact assessment may be required
33	Y	-		As 32 above	As 32 above

34	N	=		No wild land area closeby	N/A
35	Y	=		Within adopted plan City boundary and allocated for housing	N/A
36	Y	-		Street lighting very likely but already adjacent	Low, downward emission design

**Site Reference: MU2 West of Kinmylies Way**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The sites are not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	Any loss of habitat, for example badger feeding ground, will need to be assessed by survey and if necessary mitigated
2	Y				-				Development of the site would involve the loss of improved pastureland and its habitat value	Replacement habitat could be secured adjacent
3	Y			=					Development of the site could open up public and species access to a better	Creation of adequate pedestrian and species

			connected green network	green corridors
4	Y	+	Development of the site could open up public access to a better connected green networks and space	Provision of enhanced connections
5	Y	+	The site will contribute to West Link and possibly other more localised road improvements	Developer contributions to West Link and possibly other more localised road improvements
6	Y	=	The site would be likely to have street lighting and traffic calmed design	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	Contaminated Land Report may be required to identify any necessary mitigation measures
9	Y	+	Whilst the site will result in the loss of some open space it will enable areas of high quality open space to be provided within the site in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	-	A core path runs adjacent to the northern and eastern boundaries of the site	Maintain and incorporate paths into development, provide connection to core paths where possible
11	N	=	The site is greenfield	N/A
12	N	=	No known geodiversity issues	N/A
13	Y	-	The site is likely to result in the loss of soil as much of the site is greenfield, however no part of the site is prime agricultural land	Soil can be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments	N/A

			including leaving enough space for kerbside collection/recycling	
17	Y	-	Re-contouring required due to gradient which may cause soil and drainage issues	FRA/DIA required which may restrict densities
18	N	=	No significant watercourses pass through the site or lie adjacent to it	N/A
19	Y	+	Gravity based connection to adjoining drainage system available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect, shelter and altitude reasonable	Possible to re-contour to maximise S / SE elevations
25	Y	+	Reasonable proximity to facilities but levels deterrent to active travel	More community / commercial facilities could be provided adjacent
26	Y	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No Listed Buildings or their settings are likely to be affected	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	=	The buffer of one locally important archaeological site contained in the Historic Environment Record lies within the site, Kinmylies Cemetery	Pre-determination survey and possible mitigation

31	N	=	No SAM closeby	N/A
32	Y	-	The gradient of parts of the sites makes them prominent in the local landscape	Careful siting and design and sensitive re-contouring; landscape and visual impact

				assessment may be required
33	Y	-	As 32 above	As 32 above
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for housing	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

**Site Reference: MU3 Torvean/Muirtown**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The sites are not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	Any loss of habitat, for example badger feeding ground, will need to be assessed by survey and if necessary mitigated
2	Y			-					Development of the site would involve the loss of improved pastureland and its habitat value	Replacement habitat could be secured adjacent
3	Y			=					Development of the site could open up public and species access to a better connected green network	Creation of adequate pedestrian and species green corridors
4	Y			+					Development of the site could open up public access to a better connected green networks and space	Provision of enhanced connections
5	Y			+					The site will contribute to West Link and possibly other more localised road improvements	Developer contributions to West Link and possibly other more localised road improvements
6	Y			=					The site would be likely to have street lighting and traffic calmed design	N/A
7	Y			-					Overhead power lines pass over the site	Minimum clearance to be maintained between the conductors, ground, roads, trees and objects on which a person may stand

8	<b>N</b>	=	There are no known contaminated land issues affecting the site	Contaminated Land Report may be required to identify any necessary mitigation measures
9	<b>Y</b>	+	Whilst the site will result in the loss of some open space it will enable areas of high quality open space to be provided within the site in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>Y</b>	-	A core path runs adjacent to the northern and western boundaries of the site	Maintain and incorporate paths into development, provide connection to core paths where possible
11	<b>N</b>	=	The site is greenfield	N/A
12	<b>N</b>	=	No known geodiversity issues	N/A

13	<b>Y</b>	-	The site is likely to result in the loss of soil as much of the site is greenfield, however no part of the site is prime agricultural land	Soil can be re-utilised on-site or adjacent
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y</b>	-	Some re-contouring may be required due to gradient which may cause soil and drainage issues	FRA/DIA required which may restrict densities
18	<b>N</b>	=	No significant watercourses pass through the site or lie adjacent to it	N/A
19	<b>Y</b>	+	Gravity based connection to adjoining drainage system available	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A

21	N	=	No known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect, shelter and altitude reasonable	Possible to re-contour to maximise S / SE elevations
25	N	-	Some distance to local facilities	Community / commercial facilities could be provided on site

26	Y	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No Listed Buildings or their settings are likely to be affected	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	Two locally important archaeological sites contained in the Historic Environment Record lie within the site	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	The site does not lie within any landscape designations. The site may affect key views of rolling farmland and areas of long established woodland	Careful siting and design and sensitive re-contouring; landscape and visual impact assessment may be required
33	Y	-	As 32 above	As 32 above
34	N	=	No wild land area closeby	N/A
35	N	-	Within adopted plan City boundary and allocated for amenity use	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

**Site Reference: MU4 Torvean Golf Course**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The sites are not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	Any loss of habitat, for example badger feeding ground, will need to be assessed by survey and if necessary mitigated
2	N				-				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					Development of the site could open up public and species access to a better connected green network	Creation of adequate pedestrian and species green corridors
4	Y				+				Development of the site could open up public access to a better connected green networks and space	Provision of enhanced connections
5	Y				+				The site may contribute to West Link and possibly other more localised road improvements	Developer contributions to West Link and possibly other more localised road improvements
6	Y			=					The site would be likely to have street lighting and traffic calmed design	N/A
7	N			=					There are no known bad neighbour developments near the site	N/A
8	N			=					There are no known contaminated land issues affecting the site	Contaminated Land Report may be required to identify any necessary mitigation measures
9	Y				+				Whilst the site will result in the loss of some open space it will enable areas of high quality open space to be provided within the site in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y				-				Core paths run adjacent to the eastern	Maintain and incorporate paths into development,

			boundary of the site	provide connection to core paths where possible
11	N	=	The site is greenfield	N/A
12	N	=	No known geodiversity issues	N/A
13	Y	-	The site is likely to result in the loss of soil as much of the site is greenfield, however no part of the site is prime agricultural land	Soil can be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result on the need for changes in landform and level	N/A
18	Y	=	The Caledonian Canal lies to the east of the site	N/A
19	Y	+	Gravity based connection to adjoining drainage system available	Connection to public mains required

20	N	=	No known air quality issues	N/A
21	N	=	No known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or close by	None
24	Y	+	Aspect, shelter and altitude reasonable	N/A
25	Y	+	A number of community facilities lie approximately 200m east of the site	Opportunity for additional community facilities, for example park land and community facilities
26	Y	+	Contributions could be sought to extend the frequency of the current service or to	Contributions towards

			improve footpath connectivity	such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No Listed Buildings or their settings are likely to be affected	N/A
29	N	=	No Inventory site close by	N/A
30	Y	-	A locally important archaeological site contained in the Historic Environment Record lies within the site	Pre-determination survey and possible mitigation
31	Y	-	The Caledonian Canal Scheduled Monument lies adjacent to the eastern boundary of the site	Consultation with Historic Scotland may be required to agree any required mitigation measures to protect setting of Scheduled Monument
32	Y	-	The site does not lie within any landscape designations. The site is relatively enclosed by mature trees and therefore is unlikely to affect key views. A number of mature and semi mature trees are present on the site that are valued landscape features	Careful siting and design; retention of trees and appropriate set back
33	Y	-	As 32 above	As 32 above
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for mixed use	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

**Site Reference: MU5 Ness side**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	N/A
2	Y				-				Development of the site may involve habitat and species impact	Badger survey required to assess loss of foraging habitat and otter survey

				for riverside area
3	Y	=	The site is likely to affect the green network as it is a greenfield site, however development of the site would be expected to provide some areas of green/open space	N/A
4	Y	=	Development of the site will provide opportunities for people to come into contact with appreciate nature/natural environments as the site lies close to the River Ness, open countryside and woodland	N/A
5	Y	+	The site may contribute to West Link which has significant road safety benefits	Developer contributions to West Link and other road improvements
6	Y	=	The site would be likely to have street lighting and traffic calmed design	N/A
7	N	=	No bad neighbour uses closeby	N/A
8	N	=	No known contamination issues	N/A
9	N	=	Loss of open space but likely improved useability of new areas of open space	N/A
10	Y	=	A core path traverses a central part of the site	Requirement for better footpath connectivity
11	N	-	Loss of greenspace	Minimise greenfield development footprint
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality and the entire site is prime agricultural land	Soil could be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Adequate space for recycling facilities should be provided on site	N/A
17	N	=	Site is relatively flat therefore unlikely significant re-contouring will be required	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A

19	Y	=	Pumping may be required	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	No part of the site is identified as being at risk from flooding on the SEPA 1 in 200 year flood map	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect not ideal but gently sloping, shelter and altitude good	Maximise S / SE elevations
25	Y	++	Supermarket operating on site	More community / commercial facilities could be provided on the site
26	Y	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed buildings closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER sites closeby or within site	N/A
31	N	=	No SAMs within or adjacent to site	N/A
32	N	=	The site does not lie within any landscape designations but key views over the site may be affected. Tree Preservation Order lies within southern boundary of the site	Landscape and Visual Impact Assessment and Landscape Framework may be required.
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary – allocated for special uses	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

Site Reference: MU6 Ness Side Fields

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	N/A
2	Y				-				Development of the site may involve habitat and species impact	Badger survey required to assess loss of foraging habitat and otter survey for riverside area
3	Y			=					The site is likely to affect the green network as it is a greenfield site, however development of the site would be expected to provide some areas of green/open space	N/A
4	Y			=					Development of the site will provide opportunities for people to come into contact with appreciate nature/natural environments as the site lies close to the River Ness, open countryside and woodland	N/A
5	Y				+				The site may contribute to West Link which has significant road safety benefits	Developer contributions to West Link and other road improvements
6	Y			=					The site would be likely to have street lighting and traffic calmed design	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	N/A
9	N			=					Loss of open space but likely improved useability of new areas of open space	N/A
10	Y			=					A core path lies to the east of the site	Provide connection to core path where possible
11	Y				-				The site is greenfield	N/A
12	N			=					No known geodiversity issues	N/A
13	Y				-				Loss of soil quality however no part of the site is prime agricultural land	Soil could be re-utilised on-site or adjacent

14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Adequate space for recycling facilities should be provided on site	N/A
17	N	=	Site is relatively flat therefore unlikely significant re-contouring will be required	N/A
18	N	=	The River Ness lies adjacent to the western boundary of the site and a burn runs adjacent to the northern boundary	Development of the site must take account of future river processes e.g. erosion and planform change. This will require significant morphological assessment. The burn is currently at GOOD status although significant alterations have recently been carried out as part of the SW Inverness Flood Prevention Scheme. These alterations are not yet reflected in the classification. The flood scheme has significantly altered the hydrology of the burn and it is expected that this will significantly alter the morphology of the burn especially in the lower reaches where it has been historically realigned. It is therefore vital that any development adjacent to this watercourse takes into account the potential future changes likely and allow for restoration and remediation as necessary. Monitoring of the site is on going and should help to inform this assessment but it will still be a significant piece of work.

19	Y	=	Pumping may be required	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Small parts of the site are shown to be at risk from fluvial flooding on the SEPA 1 in 200 year flood risk map	FRA already carried out in support of previous consultation. Shows some of site at risk of flooding. Text should state that no development can be carried out within the functional floodplain as shown in the FRA.
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect not ideal but gently sloping, shelter and altitude good	Maximise S / SE elevations
25	Y	+	Supermarket lies approximately 250m north of the site	More community / commercial facilities could be provided on the site
26	Y	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed buildings closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	A HER site lies close to the sites western boundary	Pre-determination sampling may be required
31	N	=	No SAMs within or adjacent to site	N/A
32	N	=	The site does not lie within any landscape designations. Key views over the site are unlikely to be affected due to the presence of mature trees along the eastern boundary of the site. These trees are valued landscape features	Retention of trees and appropriate development set back
33	N	=	No significant re-contouring	N/A

34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary – allocated for expansion	N/A
36	Y	-	Street lighting very likely but already adjacent	Low, downward emission design

**Site Reference: MU8 Inverness Harbour West**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Part of the site lies within the Moray Firth Special Area of Conservation	Habitats Regulation Appraisal likely to be required to assess any impact on SAC and necessary mitigation measures
2	Y				=				There are likely to be protected species in the area	Survey work to assess impacts and mitigation
3	Y				-				The site is likely to affect the green network as much of the site is greenfield. Dependant upon the nature of proposals, it may provide opportunities to enhance the green network of the area.	Retention and/or enhancement of green network
4	Y				=				Parts of the site lie within the Moray Firth, therefore the site provides an opportunity to come into contact with nature/natural environments	N/A
5	Y				+				Off site road improvements are likely to be required	Ensure access improvements are secured
6	Y				=				The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N				=				There are no known bad neighbour uses	N/A
8	Y				?				Potential for contaminated land issues	Contaminated Land Report may be required
9	Y				?				The site contains an area of green space identified in the Green Space Audit. Dependant on the nature of any proposals this area may be lost, however it is likely opportunities will arise to create additional or higher quality open space.	Provide areas of open space as part of development

10	<b>N</b>	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore opportunities to connect path to the existing road network
11	<b>Y</b>	+	Combination of brownfield and greenfield	N/A
12	<b>N</b>	=	No known geodiversity issues	N/A
13	<b>N</b>	=	No loss of soil quality	N/A
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y</b>	=	Likely development will result in the need for changes to landform and level as much of the site lies within the Moray Firth, much of the ground is intended to be reclaimed from the sea.	DIA likely to be required
18	<b>Y</b>	--	Much of the site lies within the Moray Firth. Land claim has the potential to affect coastal processes/habitats on the wider Beaully and Moray Firth water bodies.	Opportunities to minimise inter-tidal habitat loss and coastal restoration e.g. managed realignment should be explored. Sewerage discharge points would need extended.

19	<b>Y</b>	=	Gravity-based drainage available	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A
21	<b>Y</b>	--	Much of the site is identified as being at risk from fluvial and coastal flooding on the SEPA flood risk map	FRA or further information to demonstrate that the proposals would comply with SPP if site is to be given any support in the plan.

22	Y	-	Site may contribute to coastal erosion issues	Carefully managed realignment would be required
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect N but flat site and good shelter and altitude	Maximise S / SE elevations
25	Y	=	The site lies some distance from local facilities but is adjacent to bus stops from which local services operate	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	The site will not affect a Conservation Area.	N/A
28	N	=	The site will not affect any Listed Buildings	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	Two HER sites lie within the site	Pre-determination survey and possible mitigation
31	N	=	The site will not affect any SM	N/A
32	Y	-	Site lies within a sensitive landscape and visual resource, including views from A9.	Design Statement and Landscape and Visual Impact Assessment likely to be required. Good siting and design of buildings and enhancement of public access
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	N	-	Outwith adopted plan City boundary	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

Site Reference: MU8 Inverness Harbour East

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No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site lies adjacent to the Moray Firth Special Area of Conservation	Habitats Regulation Appraisal likely to be required to assess any impact on SAC and necessary mitigation measures
2	Y			=					There are likely to be protected species in the area	Survey work to assess impacts and mitigation
3	Y				-				The site is likely to affect the green network as much of the site comprises a water body that is likely to provide for the movement of species. Dependant upon the nature of proposals, it may provide opportunities to enhance the green network of the area.	Retention and/or enhancement of green network
4	Y			=					Parts of the site lie within the Moray Firth, therefore the site provides an opportunity to come into contact with nature/natural environments	N/A
5	Y				+				Off site road improvements are likely to be required	Ensure access improvements are secured
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N			=					There are no known bad neighbour uses	N/A
8	Y				?				Potential for contaminated land issues	Contaminated Land Report may be required
9	Y				?				The site will not affect any existing areas of green space. Masterplan for the area should include areas of open space	Provide areas of open space as part of development
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore opportunities to connect path to the existing road network
11	N				-				greenfield	N/A
12	N			=					No known geodiversity issues	N/A

13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y	=	Likely development will result in the need for changes to landform and level as much of the site lies within the Moray Firth, much of the ground is intended to be reclaimed from the sea.	DIA likely to be required
18	Y	--	Much of the site lies within the Moray Firth. Land claim has the potential to affect coastal processes/habitats on the wider Beaully and Moray Firth water bodies.	Opportunities to minimise inter-tidal habitat loss and coastal restoration e.g. managed realignment should be explored. Sewerage discharge points would need extended.
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	--	The entire site is identified as being at risk from coastal flooding on the SEPA flood risk map	FRA or further information to demonstrate that the proposals would comply with SPP if site is to be given any support in the plan.
22	Y	-	Site may contribute to coastal erosion issues	Carefully managed realignment would be required
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect N but flat site and good shelter and altitude	Maximise S / SE elevations
25	Y	=	The site lies some distance from local facilities but is adjacent to bus stops from	Improved pedestrian

			which local services operate	connectivity
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26	Y		+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N		=	The site will not affect a Conservation Area.	N/A
28	N		=	The site will not affect any Listed Buildings	N/A
29	N		=	No Inventory site closeby	N/A
30	Y		-	A HER sites lies within the site	Pre-determination survey and possible mitigation
31	N		=	The site will not affect any SM	N/A
32	Y		-	Site lies within a sensitive landscape and visual resource, including views from A9.	Design Statement and Landscape and Visual Impact Assessment likely to be required. Good siting and design of buildings and enhancement of public access
33	N		=	No significant re-contouring	N/A
34	N		=	No wild land area closeby	N/A
35	N		-	Outwith adopted plan City boundary	N/A
36	Y		-	Increased street lighting	Low, downward emission design for any lighting used

**Site Reference: MU20 Caledonian Stadium Area**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site lies adjacent to the Moray Firth Special Area of Conservation	Habitats Regulation Appraisal likely to be required to assess any impact on SAC and necessary mitigation measures

2	Y	=	There are indications that a number of protected species may be present in the wider area.	Survey work to assess impacts and mitigation
3	Y	-	The area is identified as incorporating a large area of natural/semi-natural green space, as well as the Inverness Caledonian Thistle football stadium. Some potential uses for the site would lead to a loss of some of the natural/semi-natural green space. Not all the site can be redeveloped due to contamination issues from the previous use as a landfill site, and so a significant area will remain as open space for the foreseeable future.	Developer contributions towards alternative or enhanced open space provision would need to be provided
4	Y	=	Parts of the site lie within the Moray Firth, therefore the site provides an opportunity to come into contact with nature/natural environments	N/A
5	Y	+	Likely off site road improvements will be required	The site will be required to contribute toward the improvement of both the local and trunk road network
6	Y	=	The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision

7	N	=	There are no known bad neighbour uses	N/A
8	Y	--	Given the sites previous use as a landfill site it is anticipated that there would be a significant number of contaminated land issues	Contaminated Land Report will be required to identify necessary mitigation measures
9	Y	+	As question 3	As question 3
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore opportunities to connect path to the existing road network
11	Y	+	The site largely a brownfield site	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A

14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y	=	Likely development will result in the need for changes to landform and level as parts of the site lie within the Moray Firth, some ground may need to be reclaimed from the sea.	DIA likely to be required
18	Y	--	Much of the site lies within the Moray Firth. Land claim has the potential to affect coastal processes/habitats on the wider Beaully and Moray Firth water bodies.	Opportunities to minimise inter-tidal habitat loss and coastal restoration e.g. managed realignment should be explored. Sewerage discharge points would need extended.
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Parts of the site are identified as being at risk from coastal flooding on the SEPA flood risk map	FRA or further information to demonstrate that the proposals would comply with SPP if site is to be given any support in the plan
22	Y	-	Site may contribute to coastal erosion issues	Carefully managed realignment would be required
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect N but flat site and good shelter and altitude	Maximise S / SE elevations
25	Y	=	The site lies some distance from local facilities but there are bus stops on the site from which local services operate	Improved pedestrian connectivity

26	Y		+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N		=	The site will not affect a Conservation Area.	N/A
28	N		=	The site will not affect any Listed Buildings	N/A
29	N		=	No Inventory site closeby	N/A
30	Y		-	A HER site lies within the site	Pre-determination survey and possible mitigation

31	N		=	The site will not affect any SM	N/A
32	Y		-	Site lies within a sensitive landscape and visual resource, including views from A9.	Design Statement and Landscape and Visual Impact Assessment likely to be required. Good siting and design of buildings and enhancement of public access
33	N		=	No significant re-contouring	N/A
34	N		=	No wild land area closeby	N/A
35	Y		=	Within adopted plan City boundary	N/A
36	Y		-	Increased street lighting	Low, downward emission design for any lighting used

**Site Reference: MU22 Inshes**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to have any effect on any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y			?					There may be protected species in the area	Survey work to assess impacts and mitigation
3	N			=					The site is unlikely to affect the green	Enhancement of present

			network as much of the site is brownfield. Dependant upon the proposed use for the site its development may provide opportunities to enhance the present green network of the area	green network
4	Y	=	The site lies close to the open countryside therefore there are opportunities for people to come into contact with and appreciate nature/natural environments	N/A
5	Y	+	Likely off site road improvements will be required	The site may be required to contribute toward the improvement of both the local and trunk road network
6	Y	=	The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N	=	There are no known bad neighbour uses	N/A
8	N	=	There are no known contaminated land issues	N/A
9	N	=	The site will not safeguard any open space, however dependant upon the proposed uses for the site there may be an opportunity for high quality open space to be provided	Provide high quality open space as part of development
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore opportunities to connect to the existing path network
11	Y	+	The site is partly brownfield	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	No loss of soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	N	=	The site is relatively flat and therefore unlikely to have an impact upon local landform	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Gravity-based drainage available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA flood risk map	N/A
22	N	=	Site may contribute to coastal erosion issues	Carefully managed realignment would be required
23	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
24	Y	=	Aspect S, flat site, relatively enclosed by mature trees and built development	Maximise S / SE elevations
25	Y	++	Excellent accessibility to local facilities, including primary school, church and shopping facilities	Improved pedestrian connectivity
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	The site will not affect a Conservation Area.	N/A
28	N	=	The site will not affect any Listed Buildings	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER sites lie within or adjacent to the site	N/A
31	N	=	The site will not affect any SM	N/A
32	N	=	Site unlikely to affect the distinctiveness and special qualities of the landscape qualities as the site is a partially vacant	N/A

			site within a built up area	
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for leisure and community use	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

**Site Reference: MU24 Land at Bogbain Woods South**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Large part of site lies within Long Established Woodland	Minimise loss of woodland; Woodland Management Plan likely to be required
2	Y				-				Loss of badger foraging and possible impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				The site is likely to affect the green network as the site is greenfield, however site may provide opportunities to enhance the present green network of the area	N/A
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Site may require local road improvements	Maximise these benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	Y				-				Site lies adjacent to A9 Trunk Road	Transport Assessment may be required dependant upon access; Noise Assessment may be required
8	N				=				No known contamination issues	N/A
9	N				=				Development of the site may provide the	Maximise quality and

			opportunity for high quality open space to be provided within the area, for example if the site is developed for housing use	quantity of any provision
10	Y	=	A number of core paths lie within the site and adjacent to its boundaries	Maintain and incorporate core paths, provide diversion where this is not possible
11	N	-	Greenfield	N/A
12	N	=	No known geodiversity issues	N/A
13	Y	-	Possible loss of soil quality however no part of the site is prime agricultural land	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	Site is relatively flat, it is therefore unlikely re-contouring will be required	N/A
18	Y	-	Historically straightened and partly culverted minor watercourses running along the boundary and through the site.	Request de-culverting where appropriate and allow space for restoration and development of natural processes in future. Site may also contain wetlands. A Phase 1 habitat survey may be required in support of any planning application
19	N	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA 1 in 200 year flood risk map. However, a few sections of drainage ditches within the site. Drainage is likely to be a problem if	Drainage needs to be considered carefully, both drainage coming into the site from upslope and the effects on downstream

			not adequately addressed.	areas given the large areas of development downstream/slope from the site
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Principal south facing aspect. Site enclosed by trees. However site at relatively high altitude.	Maximise S / SE elevations in any development - retain and add to woodland shelter
25	N	-	Site is some distance from local facilities	Improved active travel connectivity to those facilities
26	Y	+	Contributions sought to improve public transport services and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures within closeby	Good siting and design
29	N	=	No Inventory site closeby	N/A

30	Y	-	Several locally important archaeological sites contained in the HER lie within the site	Pre-determination survey and possible mitigation
31	Y	--	large SAM lies within the site	No development should take place within SM area or its immediate setting
32	Y	-	Site likely to have an impact on landscape character – highly visible from A9. May also result in the loss of woodland which is a valued landscape feature	Careful siting and design; minimise loss of woodland; Woodland Management Plan
33	N	=	Re-contouring unlikely to be required	N/A
34	N	=	No wild land area closeby	N/A
35	N	-	Within adopted plan City boundary and allocated for amenity use	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: MU25 Land at Bogbain Woods North

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Part of site lies within Long Established Woodland	Minimise loss of woodland; Woodland Management Plan likely to be required
2	Y				-				Loss of badger foraging and possible impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				The site is likely to affect the green network as the site is greenfield, however site may provide opportunities to enhance the present green network of the area	N/A
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Site may require local road improvements	Maximise these benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	Y				-				Site lies adjacent to A9 Trunk Road	Transport Assessment may be required dependant upon access; Noise Assessment may be required
8	N				=				No known contamination issues	N/A
9	N				=				Development of the site may provide the opportunity for high quality open space to be provided within the area, for example if the site is developed for housing use	Maximise quality and quantity of any provision
10	Y				=				A number of core paths lie within the site and adjacent to its boundaries	Maintain and incorporate core paths, provide diversion where this is not possible
11	N				-				Greenfield	N/A

12	N	=	No known geodiversity issues	N/A
13	Y	-	Possible loss of soil quality however no part of the site is prime agricultural land	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	Site is relatively flat, it is therefore unlikely re-contouring will be required	N/A
18	Y	-	Historically straightened and partly culverted minor watercourses running along the boundary and through the site.	Request de-culverting where appropriate and allow space for restoration and development of natural processes in future. Site may also contain wetlands. A Phase 1 habitat survey may be required in support of any planning application
19	N	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA 1 in 200 year flood risk map. However, a few sections of drainage ditches within the site. Drainage is likely to be a problem if not adequately addressed.	Drainage needs to be considered carefully, both drainage coming into the site from upslope and the effects on downstream areas given the large areas of development downstream/slope from the site
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Principal south facing aspect. Site enclosed by trees. However site at	Maximise S / SE elevations in any

			relatively high altitude.	development - retain and add to woodland shelter
25	<b>N</b>	-	Site is some distance from local facilities	Improved active travel connectivity to those facilities
26	<b>Y</b>	+	Contributions sought to improve public transport services and to improve footpath connectivity	Contributions towards such provision
27	<b>N</b>	=	Outwith any conservation area	N/A
28	<b>N</b>	=	No listed structures within closeby	Good siting and design
29	<b>N</b>	=	No Inventory site closeby	N/A
30	<b>Y</b>	-	One locally important archaeological sites contained in the HER lies within the site	Pre-determination survey and possible mitigation
31	<b>N</b>	=	No SMs within or adjacent to the site	N/A
32	<b>Y</b>	-	Site likely to have an impact on landscape character – highly visible from A9. May also result in the loss of woodland which is a valued landscape feature	Careful siting and design; minimise loss of woodland; Woodland Management Plan
33	<b>N</b>	=	Re-contouring unlikely to be required	N/A
34	<b>N</b>	=	No wild land area closeby	N/A
35	<b>N</b>	-	Within adopted plan City boundary and allocated for business/commercial use	N/A
36	<b>Y</b>	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: MU27 Inverness Business and Retail Park

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					Unlikely site will affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y				-				There may be protected species in the area, including badgers	Survey work to assess impacts and mitigation
3	Y				-				The site is likely to affect the green network as the site is greenfield, however site may provide opportunities to enhance the present green network of the area	N/A
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Site may require local and trunk road improvements	Maximise these benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=				No known bad neighbour uses	N/A
8	N				=				No known contamination issues	N/A
9	N				=				Development of the site may provide the opportunity for high quality open space to be provided within the area	Maximise quality and quantity of any provision
10	N				=				The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connection to local path network where possible
11	N				-				Greenfield	N/A
12	N				=				No known geodiversity issues	N/A
13	Y				-				Possible loss of soil quality and entire site is prime agricultural land	Re-use on site or closeby
14	N				=				No known peatland issues	N/A
15	N				=				No known croft land issues	N/A

16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	Site is relatively flat, it is therefore unlikely re-contouring will be required	N/A
18	Y	-	The Scretan Burn runs through the site	Allow space for restoration and development of natural processes in future.
19	N	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	No part of the site is identified as being at risk from flooding on the SEPA 1 in 200 year flood risk map, however watercourse which has history of causing some flooding upstream	FRA required to ensure sufficient capacity in channel for watercourse. Structures up and downstream of site
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	=	Principal south facing aspect. Site relatively exposed and therefore may be subject to prevailing wind	Maximise S / SE elevations

25	Y	+	Site is adjacent to shopping facilities	N/A
26	Y	+	Contributions sought to improve public transport services and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No Listed Buildings within or adjacent to the site	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No locally important archaeological sites contained in the HER lie within the site	N/A

31	Y	-	A SM lies partially within the site	Set back development from SM
32	N	=	Infill site – likely to have limited impact upon distinctiveness and special qualities of the present landscape character. Individual mature trees are valued landscape features that should be retained	Retain and provide set back from mature trees
33	N	=	Re-contouring unlikely to be required	N/A
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for business use	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

**Site Reference: MU30 Milton of Culloden**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Parts of the site are close to the Longman and Castle Stuart Bays SSSI and the Inner Moray Firth SPA. It is therefore important for development on this site to consider the impact there may be on both the SPA and SSSI. This will include consideration of the impact of increased recreation along the coastline	Recreational Management Plan; protected species survey and if appropriate a mitigation plan may be required
2	Y				-				There are indications that a number of protected species may be present in the wider area.	Protected Species Survey may be required and mitigation carried out where appropriate
3	Y				-				The site is likely to affect the green network as the site is greenfield, however site may provide opportunities to enhance the present green network of the area	N/A

4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Site likely to require local and trunk road improvements	Maximise these benefits in terms of road safety

6	Y	=	Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	Y	-	The site lies close to the sewerage works	Ensure room for expansion of treatment works and no detrimental impact on public amenity
8	N	=	No known contamination issues	N/A
9	N	=	Development of the site may provide the opportunity for high quality open space to be provided within the area	Maximise quality and quantity of any provision
10	Y	=	A core path lies adjacent to the western boundary of the site	Maintain and incorporate path into development; provide connections to wider path network where possible
11	N	-	Greenfield	N/A
12	N	=	No known geodiversity issues	N/A
13	Y	-	Possible loss of soil quality and entire site is prime agricultural land	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	Site is relatively flat, it is therefore unlikely re-contouring will be required	N/A
18	Y	-	A small water course lies adjacent to the sites western boundary	Allow space for restoration and development of natural processes in future
19	N	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A

21	Y	-	c.20% of the site is identified as being at risk from flooding on the SEPA 1 in 200 year flood risk map	FRA required
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	=	Principal south facing aspect. Site relatively exposed and therefore may be subject to prevailing wind	Maximise S / SE elevations; provide shelter belt planting
25	Y	-	Site some distance from local facilities	Contribution towards active travel
26	Y	+	Contributions sought to improve public transport services and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	There are no Listed Buildings within or adjacent to the site	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	A locally important archaeological site contained in the HER lies within the site	Pre determination sampling work may be required

31	N	=	No SMs lie within the site	N/A
32	Y	-	Site may have a significant impact on landscape, highly visible from A96(T)	Landscape and visual impact assessment likely to be required
33	N	=	Re-contouring unlikely to be required	N/A
34	N	=	No wild land area closeby	N/A
35	N	-	Within adopted plan City boundary and allocated for amenity use	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

**Site Reference: MU31 Balloch**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Parts of the site are close to the Longman and Castle Stuart Bays SSSI and the Inner Moray Firth SPA and Ramsar. It is therefore important for development on this site to consider the impact there may be on the Ramsar, SPA and SSSI. This will include consideration of the impact of increased recreation along the coastline	Recreational Management Plan; protected species survey and if appropriate a mitigation plan may be required
2	Y				-				There are indications that a number of protected species may be present in the wider area	Protected Species Survey may be required and mitigation carried out where appropriate
3	Y				-				The site is likely to affect the green network as the site is greenfield, however site may provide opportunities to enhance the present green network of the area	N/A
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Site likely to require local and trunk road improvements	Maximise these benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=				There are no known bad neighbour uses	N/A
8	N				=				No known contamination issues	N/A
9	N				=				Development of the site may provide the opportunity for high quality open space to be provided within the area	Maximise quality and quantity of any provision
10	Y				=				A core path runs through a central part of the site	Maintain and incorporate path into development; provide connections to wider path network where possible
11	N				-				Greenfield	N/A
12	N				=				No known geodiversity issues	N/A

13	Y	-	Possible loss of soil quality and much of the site is prime agricultural land	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A

16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	Site is relatively flat, it is therefore unlikely re-contouring will be required	N/A
18	Y	-	A small water course lies close to the eastern boundary of the site	Allow space for restoration and development of natural processes in future
19	N	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from flooding on the SEPA 1 in 200 year flood risk map	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	=	Principal south facing aspect. Site relatively exposed and therefore may be subject to prevailing wind	Maximise S / SE elevations; provide shelter belt planting
25	Y	-	Site some distance from local facilities	Contribution towards active travel
26	Y	+	Contributions sought to improve public transport services and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	There are no Listed Buildings within or adjacent to the site	N/A

29	N	=	No Inventory site closeby	N/A
30	Y	-	Several locally important archaeological site contained in the HER lie within the site	Pre determination sampling work may be required
31	Y	-	A SM lies within the site	Protect SM and its immediate surroundings from development
32	Y	-	Site may have a significant impact on landscape and result in coalescence of separate communities	Landscape and visual impact assessment likely to be required; significant landscape buffer between communities
33	N	=	Re-contouring unlikely to be required	N/A
34	N	=	No wild land area closeby	N/A
35	N	-	Within adopted plan City boundary and allocated for amenity use	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

**Site Reference: MU32 Blackpark**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designations or area identified for its importance to nature conservation	N/A
2	Y				-				Loss of badger foraging	Survey work to assess impacts and mitigation
3	Y				-				Loss of green network	Minimise loss
4	Y			=					Possible improved pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y			=					Possible contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y				+				Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A

8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	+	Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	Y	=	Possible net improvement to local path network	Maximise quality and quantity of any provision
11	N	=	Loss of greenfield	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A

15	N	=	No known croft land issues	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	+	Unlikely significant re-contouring will be required	N/A
18	Y	-	Small watercourses within site	Allow space for restoration and development of natural processes in future.
19	Y	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	Y	-	Possible flood risk	FRA/DIA may required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	-	Aspect, shelter and altitude poor	Maximise S / SE elevations in any development - possibly

				create shelter with planting
25	<b>N</b>	-	Poor accessibility to facilities and levels inhibit active travel	Improved active travel connectivity to those facilities and implement new facilities
26	<b>Y</b>	+	Possible contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	<b>N</b>	=	No Conservation Area closeby	N/A
28	<b>N</b>	=	No listed structures closeby	Set back - careful siting and design
29	<b>N</b>	=	No Inventory site closeby	N/A
30	<b>N</b>	=	No HER site closeby	Possible pre-determination survey and mitigation
31	<b>N</b>	=	No SAM closeby	N/A
32	<b>Y</b>	-	Possible adverse impact on local landscape	Minimise scale of development - careful siting and design
33	<b>N</b>	=	Re-contouring unlikely to be required	N/A
34	<b>N</b>	=	No wild land area closeby	N/A
35	<b>N</b>	-	Within City boundary but allocated for amenity use	N/A
36	<b>Y</b>	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: MU33 Broombank Culloden Moor

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y			=					There may be protected species in the area	Survey work to assess impacts and mitigation may be required
3	Y			-					The site is likely to affect the green network as the site is greenfield in nature. May be opportunity for enhancement of green network	N/A
4	Y			+					Likely improved pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	N			=					Possible contribution to local road network improvements	Maximise any benefits in terms of road safety
6	Y			+					Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y			+					Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connection to existing path network where possible
11	N			=					Loss of greenfield	Minimise loss
12	N			=					No known geodiversity issues	N/A
13	Y			-					Loss of soil quality however no part of the site is prime agricultural land	Re-use on site or closeby
14	N			=					No known peatland issues	N/A

15	N	=	No known croft land issues	N/A
16	N	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage
17	N	=	Re-contouring unlikely to be required	N/A
18	N	=	No water courses within or adjacent to the site	N/A
19	Y	=	Services closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No flood risk issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect good, shelter and altitude reasonable	Maximise S / SE elevations in any development - possibly create shelter with planting

25	N	--	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structure within site	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER sites closeby	N/A
31	N	=	No SAM closeby	N/A

32	Y	-	Possible adverse impact on local landscape - breach of countryside character	Minimise scale of development - careful siting and design
33	N	=	Re-contouring unlikely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	-	Outwith City boundary - countryside character	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: MU34 Daviot**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and possible impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Loss of green network	Minimise loss
4	Y			+					Improved pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y			+					Possible contribution to trunk road junction improvement	Maximise any benefits in terms of road safety
6	Y			+					Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	Y				-				Proximity to hard rock quarry	Adequate set back - sound baffle
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y			+					Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	Y			+					Likely net improvement to local path network	Maximise quality and quantity of any provision

11	N	=	Loss of greenspace	Minimise loss
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A

15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities distant	Adequate bin storage
17	Y	-	Re-contouring required	DIA required
18	Y	-	Watercourse passes through site	Retention and development set back
19	Y	=	Services available closeby	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issues	Possible FRA/DIA required and any necessary mitigation
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect good, altitude poor, shelter reasonable	Maximise S / SE elevations in any development - possibly create shelter with planting
25	Y	+	Good accessibility to facilities	Improved active travel connectivity to those facilities and retain those facilities
26	Y	+	Possible contributions sought to improve bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	Y	-	Listed structures closeby	Set back - careful siting and design

29	N	=	No Inventory site closeby	N/A
30	Y	=	HER sites closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	Prominent slope from A9 - possible adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith Daviot village boundary	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: MU35 Balvatten Strathnairn**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Long Established Woodland lies within the site	Woodland Management Plan may be required; minimise loss of woodland
2	Y				-				Potential loss of badger habitat and possible indirect impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Potential loss of green network	Minimise loss
4	Y			+					Minor improvement in pedestrian accessibility to green network	Maximise improved pedestrian accessibility
5	Y			+					Possible contribution to local road improvements	Maximise any benefits in terms of road safety
6	N			=					Significant additional lighting and traffic calmed environment unlikely	Maximise any road safety benefits
7	N			=					No bad neighbour development closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary

				remediation
9	<b>N</b>	=	Likely net increase in public open space provision	Maximise quality and quantity of any provision
10	<b>N</b>	=	Likely net improvement to local path network	Maximise quality and quantity of any provision
11	<b>Y</b>	-	Loss of greenspace	Minimise loss
12	<b>N</b>	=	No known geodiversity issues	N/A
13	<b>Y</b>	-	Minor loss of soil quality however no part of the site is prime agricultural land	Re-use on site or closeby
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A
16	<b>N</b>	=	Recycling facilities distant	Adequate bin storage
17	<b>Y</b>	-	Minor re-contouring required	DIA required
18	<b>Y</b>	-	Historically straightened minor water course lies to the west of the site	Retention and development set back
19	<b>N</b>	-	No adequate public sewerage	Connection to public mains required for village scale development
20	<b>N</b>	=	No known air quality issues	N/A
21	<b>N</b>	=	No known flood risk area within site	N/A
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>Y</b>	+	Aspect good, altitude poor, shelter reasonable	Maximise S / SE elevations in any development - possibly create shelter with planting
25	<b>N</b>	--	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	<b>Y</b>	+	Possible contributions sought to provide bus service and to improve footpath connectivity	Contributions towards such provision

27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	N/A
32	N	=	Unlikely to be any adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Re-contouring may be required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith any village boundary	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: Inverness Business/Tourism B1 a Craig Dunain**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y					--			The site is partially within SNH long established woodland. Also potential impact on SSSI depending on access requirements.	Minimise loss of SNH long established woodland and provide compensatory planting
2	Y					-			Possible habitat and species impact	Survey work necessary to assess impacts and mitigation
3	Y					-			The woodland present on the site provides for movement of species	Minimise loss of SNH long established woodland and provide compensatory planting

4	Y	+	Possible contributions to local network improvements	Maximise any improved pedestrian accessibility
5	Y	+	The site could improve existing access arrangements	Maximise any benefits in terms of road safety
6	Y	=	The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N	=	No bad neighbour uses close by	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	-	The site is likely to affect existing open space given it comprises an area of Long Established Woodland.	Maximise quality and quantity of any provision
10	Y	-	Impact on Great Glen way as the loss of woodland may have an adverse impact on the quality of this part of the route	Retain right of way
11	N	=	The site is presently undeveloped	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	Relatively poor quality land	Soil can be re-utilised on-site
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	++	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	Y	=	There may be changes to land form and level as a result of development	Consultation with SEPA to ensure soil and drainage are not affected by any change to surface water
18	Y	=	There is a reservoir within the site	N/A
19	Y	=	Public sewers and water supply are available close to or within the site therefore it is assumed that a connection can be made	N/A

20	N	=	No known air quality issues	N/A
21	N	+	No known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	Y	++	A local renewable energy source (photovoltaic) is proposed on site	None
24	Y	=	Good aspect and reasonable shelter but relatively high altitude	Siting and design of buildings should give regard to solar orientation
25	Y	+	Some proximity to facilities	n/a
26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed building nearby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites within site	Pre-determination survey and possible mitigation
31	Y	-	SAM within the site	Good siting and design to minimise impacts
32	Y	--	Impact on the city landscape setting, and on tourist gateway (to walkers of Great Glen Way)	Good siting and design to minimise impacts and minimise the woodland removal
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	N	-	Outwith adopted plan City boundary	N/A
36	Y	-	Street lighting very likely	Low, downward emission design

**Site Reference: Inverness Business/Tourism B1 b Craig Dunain**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Potential impact on SSSI depending on road access requirements.	Minimise road impact

2	Y	-	Possible habitat and species impact	Survey work necessary to assess impacts and mitigation
3	Y	-	The woodland present on the site provides for movement of species	Minimise loss of woodland and provide compensatory planting
4	Y	+	Possible contributions to local network improvements	Maximise any improved pedestrian accessibility
5	Y	+	The site could improve existing access arrangements	Maximise any benefits in terms of road safety
6	Y	=	The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N	=	No bad neighbour uses close by	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	-	The site is likely to affect existing open space given it comprises an area of Long Established Woodland.	Maximise quality and quantity of any provision
10	Y	-	Impact on Great Glen way as the loss of woodland may have an adverse impact on the quality of this part of the route	Retain right of way
11	N	=	The site is presently undeveloped	N/A
12	N	=	No known geodiversity issues	N/A
13	N	=	Relatively poor quality land	Soil can be re-utilised on-site
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	++	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	Y	=	There may be changes to land form and level as a result of development	Consultation with SEPA to ensure soil and drainage are not affected by any change to surface

				water
18	Y	=	There is a reservoir within the site	N/A
19	Y	=	Public sewers and water supply are available close to or within the site therefore it is assumed that a connection can be made	N/A
20	N	=	No known air quality issues	N/A
21	N	+	There are no known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	Y	++	A local renewable energy source (photovoltaic) is proposed nearby	None
24	Y	=	Good aspect and reasonable shelter but relatively high altitude	Siting and design of buildings should give regard to solar orientation
25	Y	+	Proximity to some facilities	N/A
26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed building nearby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER site close site	Pre-determination survey and possible mitigation
31	Y	-	SAM close to the site	Good siting and design to minimise impacts
32	Y	--	Impact on the city landscape setting, and on tourist gateway (to walkers of Great Glen Way)	Good siting and design to minimise impacts and minimise the woodland removal
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	N	-	Outwith adopted plan City boundary	N/A
36	Y	-	Street lighting very likely	Low, downward emission design

Site Reference: Inverness Business/Tourism B1 c Craig Dunain

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					Potential impact on SSSI depending on road access requirements.	Minimise road impact
2	Y				-				Possible habitat and species impact	Survey work necessary to assess impacts and mitigation
3	N			=					It is not considered that this will affect the green network.	N/A
4	Y				+				Possible contributions to local network improvements	Maximise any improved pedestrian accessibility
5	Y				+				The site could improve existing access arrangements	Maximise any benefits in terms of road safety
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N			=					No bad neighbour uses close by	N/A
8	N			=					Possible contamination issues	Possible survey work and any necessary remediation
9	Y				+				Developer contribution requirement	Maximise quality and quantity of any provision
10	N			=					There are no impacts on core paths or rights of way	N/A
11	Y			=					The site is presently partially derelict	N/A
12	N			=					No known geodiversity issues	N/A
13	N			=					Relatively poor quality land	Soil can be re-utilised on-site
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	Y				++				The site offers opportunities for sustainable waste management in line	N/A

			with the Council's Managing Waste in New Developments SG.	
17	Y	=	There may be changes to land form and level as a result of development	Consultation with SEPA to ensure soil and drainage are not affected by any change to surface water
18	N	=	There are no watercourses within this site	N/A
19	Y	=	Public sewers and water supply are available close to or within the site therefore it is assumed that a connection can be made	N/A
20	N	=	No known air quality issues	N/A
21	N	+	There are no known flood risks	N/A
22	N	=	No known coastal erosion issues	N/A
23	Y	++	A local renewable energy source (photovoltaic) is proposed nearby	N/A
24	Y	+	Good aspect and reasonable shelter	Siting and design of buildings should give regard to solar orientation
25	Y	+	Proximity to some facilities	N/A
26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A
27	N	=	Outwith any conservation area	N/A
28	Y	++	Reuse of a listed buildings	N/A
29	N	=	No Inventory site close by	N/A
30	N	=	No HER site	N/A
31	N	=	There is no SAM or setting of that would be impacted	N/A
32	N	+	It is considered that refurbishment of existing buildings will have a positive contribution towards the character or distinctiveness of the area	High quality siting and design for new development
33	N	=	No significant re-contouring	N/A

34	N	=	No wild land area closeby	N/A
35	Y	++	Identified as a priority regeneration site	N/A
36	Y	-	Street lighting very likely	Low, downward emission design

**Site Reference: Inverness Business/Tourism B2 Ness side**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					There are no natural heritage designations here	N/A
2	Y			=					Possible habitat and species impact	Survey work necessary to assess impacts and mitigation
3	N			=					This will not affect the green network	N/A
4	N			=					This will not affect access to the green network	N/A
5	Y			+					The site could improve existing access arrangements which are poor	Maximise any benefits in terms of road safety
6	Y			=					The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N			=					No bad neighbour uses close by	N/A
8	N			-					Possible contamination issues	Possible survey work and any necessary remediation
9	N			=					The nature of the proposed uses for the site mean it is unlikely that any significant new areas of open space would be created	N/A
10	N			=					There are no known rights of way or core paths here	N/A
11	Y			=					Part of this site is a brownfield site	Refurbishment of existing buildings rather than redevelopment

12	N	=	No known geodiversity issues	N/A
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13	N	=	Relatively poor quality land	Soil can be re-utilised on-site
14	N	=	No known peatland issues	N/A
15	Y	-	Loss of croft land	Ensure access retained to remainder of croft?
16	Y	++	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	Y	=	There are unlikely to be much change to land form and level as a result of development	Consultation with SEPA to ensure soil and drainage are not affected by any change to surface water
18	N	=	There are no watercourses within the site	N/A
19	Y	=	Public sewers and water supply are available close to or within the site therefore it is assumed that a connection can be made	N/A
20	N	=	No known air quality issues	N/A
21	Y	-	Small parts of the site are within flood risk area identified on the SEPA coastal flood risk map	FRA & DIA likely to be required
22	N	=	No known coastal erosion issues	N/A
23	N	=	No renewable energy sources nearby	N/A
24	Y	+	Good aspect and reasonable shelter	Siting and design of buildings should give regard to solar orientation
25	Y	++	Excellent proximity to facilities	N/A

26	N	=	Given existing provision there is unlikely to be any opportunity for planning gain towards sustainable travel	N/A
27	Y	+	Enhancement of brownfield site	Siting and design appropriate to the conservation area
28	N	=	There are no inventory of gardens and	N/A

			designed landscape feature	
29	N	=	No Inventory site close by	N/A
30	Y	++	HER Woollen Mill	Refurbishment of existing buildings rather than redevelopment
31	N	=	There is no SAM onsite or nearby	N/A
32	N	+	It is considered that through refurbishment of existing building and through reuse of brownfield land it could deliver an improvement to the character and distinctiveness	High quality siting and design
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	++	Identified as a district centre in the Inverness Local Plan	N/A
36	Y	-	Street lighting very likely	Low, downward emission design

**Site Reference: B10 South west of Ashton Farm**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging	Survey work to assess impacts and mitigation
3	Y				-				Loss of green network	Minimise loss and create better habitats / networks
4	Y			+					Improved pedestrian accessibility to green networks	Improve pedestrian accessibility
5	Y			+					Contributions to strategic and local network improvements	Maximise any benefits in terms of road safety
6	Y			+					Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and

				any necessary remediation
9	<b>N</b>	-	Given the nature of the proposed use it is unlikely to deliver open space.	N/A
10	<b>Y</b>	+	Create new, connected path network	Maximise quality and quantity of any provision
11	<b>N</b>	-	Loss of greenfield land	Minimise loss
12	<b>N</b>	=	No known geodiversity issues	N/A
13	<b>Y</b>	-	Loss of soil quality	Re-use on site or closeby
14	<b>N</b>	=	No known peatland issues	N/A
15	<b>N</b>	=	No known croft land issues	N/A

16	<b>N</b>	+	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	<b>N</b>	=	No significant re-contouring required	DIA required
18	<b>Y</b>	--	Watercourses within sites	Retention and development set back as green corridors
19	<b>Y</b>	=	Service networks closeby but require extension	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A
21	<b>Y</b>	--	Known flood risk	FRA/DIA required and any necessary mitigation including development set back
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>N</b>	=	Aspect, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and create shelter with planting

25	Y		+	Reasonable accessibility	Improved active travel connectivity and implement new facilities
26	Y		+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N		=	Outwith any conservation area	N/A
28	N		=	No listed structure closeby	N/A

29	N		=	No Inventory site closeby	N/A
30	Y		-	HER interest within site	Possible pre-determination survey and possible mitigation
31	N		=	No SAM closeby	N/A
32	N		=	Unlikely adverse impact on local landscape	N/A
33	N		=	No significant re-contouring likely to be required	Minimise any re-contouring
34	N		=	No wild land area closeby	N/A
35	Y		=	Within City boundary and allocated for housing	N/A
36	Y		-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: I2 Inverness Harbour Extension**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Moray / Beaully Firth designations lie adjacent to site	Assessment of off-site impacts and any necessary mitigation
2	Y				-				Loss of inter-tidal foreshore habitat	Minimise loss and survey work to assess species impacts
3	Y				-				Possible loss of habitat connectivity via green (foreshore) network	Minimise loss and survey work to assess species impacts

4	Y	+	Improved pedestrian accessibility to Firth	Manage accessibility
5	Y	+	Local road improvements likely to be required	Maximise any benefits in terms of road safety
6	Y	+	Additional lighting likely	Maximise any road safety benefits
7	N	=	No bad neighbour development closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	N	=	No net change to public open space provision	Maximise quality and quantity of any provision
10	N	=	Possible extension to local path network	Maximise quality and quantity of retained provision
11	N	=	Reclaimed foreshore	Secure net physical environmental improvement

12	N	=	No impact on geodiversity	N/A
13	N	=	No loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities closeby	Adequate bin storage
17	N	=	Landraising required	Possible DIA required
18	N	=	No watercourse borders site - presently foreshore and reclaimed land	N/A
19	Y	=	Services available	Connection to mains required
20	N	=	No known air quality issues but dependent upon users	N/A
21	Y	--	Within coastal and fluvial flood risk areas	FRA/DIA required and any necessary mitigation
22	Y	-	New coastal defence required	Sensitive design and assessment of off-site

				effects
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23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	=	Aspect reasonable, altitude good, shelter poor	Maximise S / SE elevations - create shelter with buildings / planting
25	N	-	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities

26	Y	+	Possible contributions sought to improve bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER interest within site	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	Set back - careful siting and design
32	Y	-	Possible adverse impact on local landscape	Minimise scale of development - careful siting and design
33	Y	-	Landraising required	Careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary and part allocated for special uses	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

Site Reference: T2 Old A96

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
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520

		++	+	=	-	--	??	+/-		
1	Y				--				Adjacent to various nature conservation sites covering Moray Firth coast	Physical barrier to beach access - set back from shoreline
2	Y				-				Loss of scrub habitat close to shoreline	Survey work to assess impacts and mitigation
3	Y				-				Minor incursion into green network	Minimise loss
4	Y			=					Improved pedestrian accessibility to green network but beach access should be restricted	Manage improved pedestrian accessibility
5	Y				+				Possible local road improvements	Maximise any benefits in terms of road safety
6	Y				+				Some additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N			=					No bad neighbour development closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					No net change to public open space provision	Maximise quality and quantity of any provision
10	N			=					No net change to local path network	Maximise quality and quantity of retained provision
11	N			=					Minor loss of greenspace	Minimise loss of greenspace and improve retained area
12	N			=					No impact on geodiversity	N/A
13	Y			=					Minor loss of soil quality	Re-use on site or closeby
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	N			=					Recycling facilities distant	Adequate bin storage
17	N			=					Major re-contouring not required	Possible DIA required

18	Y	-	Watercourse borders site	Retention and development set back
19	N	-	No adequate public sewerage	Suitable facility will be required
20	N	=	No known air quality issues	N/A
21	Y	-	Coastal and fluvial flood risk areas adjacent	FRA/DIA required and any necessary mitigation
22	Y	-	Possible coastal erosion issues	Temporary nature of use - possible need for assessment
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect reasonable, shelter and altitude good	Maximise S / SE elevations in any "pitches" layout

25	N	-	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to improve bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and mitigation
31	N	=	No SAM closeby	Set back - careful siting and design
32	Y	-	There may be impacts on the landscape character due to the proposed use	Minimise scale of development - careful siting and design
33	N	=	No significant re-contouring required	Minimise any re-contouring - careful siting

				and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary but designated as green wedge	N/A
36	Y	-	Possible increase in lighting	Low, downward emission design for lighting used

**Site Reference: T3 Old A9 at Daviot East**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Possible indirect impact on adjacent woodland	Survey work to assess impacts and mitigation
3	N			=					No direct impact on green network	Manage any indirect impacts
4	Y			=					Improved pedestrian accessibility to green network	Manage improved pedestrian accessibility
5	Y				+				Possible local road improvements	Maximise any benefits in terms of road safety
6	Y				+				Some additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N			=					No bad neighbour development closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	N			=					No net change to public open space provision	Maximise quality and quantity of any provision
10	N			=					No net change to local path network	Maximise quality and quantity of retained provision
11	Y			=					Site is lay-by and use proposed temporary	Manage site to brownfield area
12	N			=					No impact on geodiversity	N/A

13	N	=	No impact on soil quality	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities distant	Adequate bin storage
17	N	=	Re-contouring not required	Possible DIA required
18	Y	-	Watercourses border site	Retention and development set back
19	N	-	No adequate public sewerage	Suitable facility may be required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk areas	Possible FRA/DIA required and any necessary mitigation
22	N	=	No coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect poor, reasonable shelter and altitude reasonable	Maximise S / SE elevations in any "pitches" layout
25	N	-	Poor accessibility to facilities	Improved active travel connectivity to those facilities and implement new facilities
26	Y	+	Possible contributions sought to provide bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER interest closeby	Possible pre-determination survey and mitigation

31	N	=	No SAM closeby	Set back - careful siting and design
32	N	=	Unlikely to be any adverse impact on local landscape	Minimise scale of development - careful siting and design
33	N	=	No significant re-contouring required	Minimise any re-contouring - careful siting and design
34	N	=	No wild land area closeby	N/A
35	N	=	Outwith any settlement boundary	N/A
36	Y	-	Possible increase in lighting	Low, downward emission design for lighting used

**Site Reference: R2 Adjacent County Houses**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and development close to woodland	Badger survey work to assess impacts and mitigation
3	Y			+					The site is likely to affect the present green network of the area as the site is Greenfield. However development of the site would be expected to enhance the green network	N/A
4	Y				+				Improved pedestrian accessibility to green networks compared to previously fenced farmland	Maximise pedestrian accessibility
5	Y				+				Site contributes to SDR which has pedestrian safety benefits	Maximise these benefits with further connected improvements
6	Y				+				Additional lighting and traffic calmed environment	N/A
7	N			=					No bad neighbour uses nearby	N/A
8	N			=					No known contamination issues	Possible survey work and

				necessary remediation
9	Y	+	Dependant upon proposed uses additional public open space provision may be provided on site	Maximise quality and quantity of provision
10	Y	+	Additional path linkages provided compared to previous position	Maximise quality and quantity of provision
11	N	-	Loss of greenspace	Minimise loss

12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of soil quality	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage and recycling facilities
17	Y	=	Site is gently undulating therefore some re-contouring may be required, however this is unlikely to be significant	N/A
18	Y	-	Partially culverted minor watercourse adjacent to site	N/A
19	Y	=	Service available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No part of the site is identified as being at risk from flooding	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	=	South facing site, site is relatively exposed	Maximise S / SE elevations in any development. Shelter belt planting may be required

25	Y	+	Limited facilities on site at present	Implement full Slackbuie district centre proposal
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any Conservation Area	N/A
28	N	=	No listed structures closeby	N/A
29	N	=	No inventory sites closeby	N/A
30	N	=	No HER sites within or adjacent to site	N/A
31	N	=	No SAM closeby	N/A
32	N	=	May have significant impact upon local landscape	Landscape and Visual Impact Assessment may be required
33	N	=	Some re-contouring may be required	Minimise re-contouring
34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted plan City boundary	N/A
36	Y	-	Increased lighting	Low, downward emission design for lighting used

Site Reference: R4 Maltings

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	N			=					No significant impact on any green network	N/A
4	N			=					No impact on accessibility of any green network	N/A
5	N			=					Neutral impact on existing access arrangements	N/A
6	N			=					Likely neutral impact - site has lighting. Additional development unlikely to offer pedestrian safety improvements	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues although is part of a former airfield	Possible survey work and any necessary remediation
9	N			=					The nature of the proposed uses for the site mean it is unlikely that any significant new areas of open space would be created	N/A
10	N			=					Likely neutral impact on paths network	N/A
11	Y			=					Site is currently a maltings	N/A
12	N			=					No known geodiversity issues	N/A
13	N			=					Minor loss of soil quality	Re-use soil on site or closeby
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A
16	Y			+					Any development of the site will be expected to deliver sustainable waste management in line with the Council's	Adequate bin storage and recycling facilities

			Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	<b>N</b>	=	No re-contouring required	DIA required
18	<b>N</b>	=	No watercourse close to site	N/A
19	<b>Y</b>	=	Services available	Connection to public mains required
20	<b>N</b>	=	No known air quality issues	N/A
21	<b>Y</b>	-	Site at risk from 1 in 200 year coastal flooding	FRA required
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	=	No local renewable energy source proposed on site or closeby	None
24	<b>Y</b>	+	Aspect, shelter and altitude reasonable	Maximise S/SE elevations
25	<b>N</b>	-	Poor active travel connectivity and no adjoining residential neighbourhood/district	Improve active travel facilities
26	<b>Y</b>	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	<b>N</b>	=	Outwith any conservation area	N/A
28	<b>N</b>	=	No listed structures closeby	N/A
29	<b>N</b>	=	No Inventory site closeby	N/A

30	<b>Y</b>	-	HER interest on site	Possible pre-determination survey and possible mitigation
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31	<b>N</b>	=	No SAM closeby	N/A
32	<b>N</b>	=	No significant impact on local landscape	N/A
33	<b>N</b>	=	No significant re-contouring	N/A
34	<b>N</b>	=	No wild land area closeby	N/A

35	Y	+	Within adopted plan City boundary	N/A
36	Y	-	Likely increased lighting	Low, downward emission design for any lighting used

**Site Reference: R7 Adjacent to Police HQ**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	Y			+					The site is likely to affect the present green network of the area as the site is Greenfield.	N/A
4	Y			+					Improved pedestrian accessibility to green networks	Maximise pedestrian accessibility
5	Y			+					Site contributes to SDR which has pedestrian safety benefits	Maximise these benefits with further connected improvements
6	Y			+					Additional lighting and traffic calmed environment	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y			+					Additional public open space provision may be provided on site	Maximise quality and quantity of provision
10	N			=					Likely neutral impact on paths network	N/A
11	Y			-					Loss of greenspace	N/A
12	N			=					No known geodiversity issues	N/A
13	N			=					Minor loss of soil quality	Re-use soil on site or closeby

14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage and recycling facilities
17	N	=	No re-contouring required	DIA required
18	Y	=	Small watercourse adjacent to site	Allow space for development of future natural processes
19	Y	=	Services available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect - flat site, good shelter, reasonable altitude	Maximise S / SE elevations
25	Y	+	Good accessibility to facilities	Improved active travel connectivity to those facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	N	=	No HER sites within or adjacent to site	N/A
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A

33	<b>N</b>	=	No significant re-contouring	N/A
34	<b>N</b>	=	No wild land area closeby	N/A
35	<b>Y</b>	+	Within adopted plan City boundary	N/A
36	<b>Y</b>	-	Likely increased lighting	Low, downward emission design for any lighting used

Site Reference: R8 South of Inshes Retail Park

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	N			=					No known habitats and species impacts	Possible survey work to assess impacts and mitigation
3	Y			+					The site is likely to affect the present green network of the area as the site is Greenfield. However development of the site would be expected to enhance the green network	N/A
4	Y			+					Improved pedestrian accessibility to green networks	Maximise pedestrian accessibility
5	Y			+					Site contributes to SDR which has pedestrian safety benefits	Maximise these benefits with further connected improvements
6	Y			+					Additional lighting and traffic calmed environment	N/A
7	N			=					No bad neighbour uses closeby	N/A
8	N			=					No known contamination issues	Possible survey work and any necessary remediation
9	Y			+					Dependant upon proposed uses additional public open space provision may be provided on site	Maximise quality and quantity of provision
10	Y			+					Additional path linkages provided	Maximise quality and quantity of provision
11	Y			-					Loss of greenspace	Minimise loss
12	N			=					No known geodiversity issues	N/A
13	N			=					Minor loss of soil quality	Re-use soil on site or closeby
14	N			=					No known peatland issues	N/A
15	N			=					No known croft land issues	N/A

16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Adequate bin storage and recycling facilities
17	N	=	No re-contouring required	DIA required
18	N	=	No watercourse close to site	N/A
19	Y	=	Services available	Connection to public mains required

20	N	=	No known air quality issues	N/A
21	Y	-	Part of the site is at risk of 1 in 200 year fluvial flooding	FRA will be required
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	N	=	Aspect - flat site, good shelter, reasonable altitude	Maximise S / SE elevations
25	Y	+	Good accessibility to facilities	Improved active travel connectivity to those facilities
26	Y	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed structures closeby	N/A
29	N	=	No inventory sites closeby	N/A
30	N	=	No HER sites within or adjacent to site	N/A
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	+	Within adopted plan City boundary	N/A

36	Y	-	Likely increased lighting	Low, downward emission design for any lighting used
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**Site Reference: C1 (a&b) Craig Dunian**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The sites are not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	Any loss of habitat, for example badger feeding ground, will need to be assessed by survey and if necessary mitigated
2	Y				-				Development of the sites may involve the loss of improved pastureland and its habitat value	Replacement habitat could be secured adjacent
3	Y			=					Development of the sites could open up public and species access to a better connected green network	Creation of adequate pedestrian and species green corridors
4	Y				+				Development of the sites could open up public access to a better connected green networks and space	Provision of enhanced connections
5	N			=					Sites unlikely to involve off site road improvements	N/A
6	N			=					Limited scope for road safety measures as part of development	N/A
7	N			=					There are no known bad neighbour issues	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y				+				Development of the sites for community use is likely to safeguard at least a proportion of the site as open space	Ensure some land is left over for open space
10	Y				-				A core path runs adjacent to the eastern boundary of the site	Provide connection to core path where possible
11	Y				-				The site is greenfield	N/A
12	N			=					No known geodiversity issues	N/A

13	N	=	If site is developed for allotments land will be in productive use	N/A
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within neighbourhood	N/A
17	N	=	Unlikely re-contouring will be required	N/A
18	N	=	No watercourses lie within or adjacent to the site	N/A
19	Y	+	Gravity based connection to adjoining drainage system available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect, shelter and altitude reasonable	N/A
25	Y	+	Reasonable proximity to facilities but levels deterrent to active travel	More community / commercial facilities could be provided adjacent
26	Y	+	Contributions could be sought to extend the frequency of the current service or to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	Y	-	B Listed former Craig Dunain Hospital lies to the west of the site	Good layout and design to minimise impact on setting of Listed Buildings
29	N	=	No Inventory site closeby	N/A
30	Y	-	Several locally important archaeological sites associated with Craig Dunain on the HER sites lie close to the site	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	Y	-	The gradient of parts of the sites makes them prominent in the local landscape	Careful siting and design and sensitive re-

				contouring
33	Y	-	As 32 above	As 32 above
34	N	=	No wild land area closeby	N/A
35	Y	=	Within adopted plan City boundary and allocated for special uses	N/A
36	Y	-	Street lighting may be required	Low, downward emission design

**Site Reference: C2 Golf View, Charleston**

No	Y/N	Will the impact be...								Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-			
1	N			=						The site is not located within any natural heritage designation nor likely to impact upon any recorded natural heritage feature	Any loss of habitat, for example badger feeding ground, will need to be assessed by survey and if necessary mitigated
2	N			=						Would involve the use improved of pastureland for non farming purposes	Proposed use would be reversible
3	Y			=						Development of the sites could open up public and species access to a better connected green network	Creation of adequate pedestrian and species green corridors
4	Y			+						Development of the sites could open up public access to a better connected green networks and space	Provision of enhanced connections
5	Y			+						Reconfigured golf course may contribute to improving road safety as golf course may no longer straddle the road	N/A
6	Y			=						As above	N/A
7	Y			-						Overhead lines and pylons are present on the site	Ensure minimum safety clearances are maintained
8	N			=						There are no known land contamination issues affecting the site	N/A
9	Y			+						Development of the sites will be connected to the provision of a better, relocated golf course, this safeguarding open space in the area	Ensuring that connection is delivered

10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where appropriate
11	N	-	Loss of relatively good farmland	Loss is reversible as its proposed use is as a golf course use
12	N	=	No known geodiversity issues	N/A
13	Y	-	Loss of relatively good farmland	Soil can be re-utilised on-site or adjacent
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	Y	+	Recycling facilities within neighbourhood but slope creates challenges for kerbside collection and storage	Low densities with adequate bin storage
17	Y	-	Re-contouring may be required due to gradient which may cause soil and drainage issues	FRA/DIA required which may restrict densities
18	N	=	No significant watercourses pass through the sites but some adjacent.	Development set back from watercourses
19	Y	+	Gravity based connection to adjoining drainage system available	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flooding issues	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect, shelter and altitude reasonable	Possible to re-contour to maximise S / SE elevations
25	Y	+	Reasonable proximity to facilities but levels deterrent to active travel	More community / commercial facilities could be provided adjacent
26	Y	+	Contributions could be sought to extend the frequency of the current service or to	Contributions towards such provision

				improve footpath connectivity	
27	N	=		Outwith any conservation area	N/A
28	N	=		No listed buildings closeby	N/A
29	N	=		No Inventory site closeby	N/A
30	Y	-		One HER sites within site	Pre-determination survey and possible mitigation
31	N	=		No SAM closeby	N/A
32	Y	-		The gradient of parts of the sites makes them prominent in the local landscape, however use as a golf course is unlikely to significantly effect the landscape character	Careful siting and design and sensitive re-contouring
33	Y	-		As 32 above	As 32 above
34	N	=		No wild land area closeby	N/A
35	Y	=		Within adopted plan City boundary and allocated for amenity use	N/A
36	Y	-		Some street lighting may be required, however likely to be minimal	Low, downward emission design

**Site Reference: C13 Ashton Farm and Adjoining Land**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	Assessment of off-site impacts and any necessary mitigation
2	Y				-				Loss of badger foraging and possible indirect impact on adjoining woodland habitat	Possible survey work to assess species impacts

3	Y				-				Incursion into green network	Retain viable width corridors - open ground uses such as playing fields
4	Y			++					Improved public access to green network	Maximise improved pedestrian accessibility

5	Y	+	Local road improvements likely to be required	Maximise any benefits in terms of road safety
6	Y	+	Additional lighting and traffic calmed environment likely	Maximise any road safety benefits
7	N	=	No bad neighbour development closeby	N/A
8	N	=	No known contamination issues	Possible survey work and any necessary remediation
9	Y	++	Significant net increase in public open space provision	Maximise quality and quantity of any provision
10	Y	+	Net improvement in local path network	Maximise quality and quantity of any provision
11	N	=	Retained greenspace use	Maximise quality and quantity of any provision
12	N	=	No impact on geodiversity	N/A
13	N	=	No significant loss of soil quality - existing soil should be re-distributed if disturbed	Re-use on site or closeby
14	N	=	No known peatland issues	N/A
15	N	=	No known croft land issues	N/A
16	N	=	Recycling facilities closeby	Adequate bin storage
17	Y	-	Some re-contouring may be required	Possible DIA required
18	Y	-	Watercourses within and adjoining site	Retain and maintain set back
19	Y	=	Services available closeby	Possible connection to mains required
20	N	=	No air quality issues likely	N/A
21	Y	-	Fluvial flood risk area within site	FRA/DIA required and any necessary mitigation
22	N	=	No coastal erosion issues	N/A
23	N	-	Use / generation of local renewable energy source unlikely	N/A
24	N	=	Aspect reasonable, shelter and altitude good	Create shelter with additional planting

25	Y	+	Provision of community facilities within residential catchment deficient in such provision	Maximise quality and quantity of any provision
26	Y	=	Contributions to improve bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	No Conservation Area closeby	N/A
28	N	=	No listed structures closeby	Set back - careful siting and design
29	N	=	No Inventory site closeby	N/A

30	Y	-	HER interest within site	Possible pre-determination survey and mitigation / set-back
31	N	=	No SAM closeby	Set back - careful siting and design
32	N	=	No adverse impact on local landscape	Careful siting and design
33	N	=	No significant re-contouring required	Careful siting and design
34	N	=	No wild land area closeby	N/A
35	Y	=	Within City boundary - majority of area allocated as mixed use site	N/A
36	Y	-	Increase in lighting	Low, downward emission design for lighting used

**Site Reference: Inverness NS37, Simpsons Garden Centre**

1.1.1. Proposed Use: Mixed Use

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	N	=	It is not likely that the site has connectivity to any of the designated sites in the area.	N/A
2	Y	-	There may be protected species in the area (including badgers)	Surveys may be required to identify whether protected species exist on the site.
3	Y	-	Development of the site is may affect the existing green network as the site provide a buffer between development and the A9.	Retention of hedge/tree line along the A9.
4	N	=	The site is unlikely to provide an opportunity for people to come into contact with nature/natural environments.	N/A

5	N	=	It is unlikely that off site road improvements will be required as part of development of the site.	N/A
6	N	=	There will not be scope to incorporate road safety measures, such as designing streets principles, as part of development of the site	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	=	There is not expected to be any public open space associated with the development.	N/A
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	N	-	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site will not result in loss of soil classed as Prime Agricultural Land.	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit.	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Developer requirement to be include in relation to waste provision in line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	Y	=	Development of the site will result in a need for changes to land form or level, however this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site however the site is within relatively close proximity to the River Conon	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	The site is located on the outskirts of the city and it is likely that the main mode of transport to access the site is by car.	N/A
21	N	=	There are no watercourses, lochs or sea within the site	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A

23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind and housing could be orientated to have a south facing aspect.	Design of buildings to take account of solar orientation
25	N	-	The site is located close to residential area of Inverness, however, the majority of customers will likely travel by car.	N/A
26	N	=	Is it unlikely that the site will offer opportunities for planning gain.	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site is located fairly close to the B-Listed Castlehill House but it is unlikely to impact on this.	N/A
29	N	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any sites in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	Tree planting may be required to screen the development from the trunk road for visual impact.
33	Y/N	=	Development of the site will change the landform to a slightly more densely developed urban form. The impact of this will depend on the detailed site layout.	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary in the Inverness Local Plan.	N/A
36	Y	-	It is not likely that development of the site will include street lighting however there is concern regarding advertisement lighting which may cause light pollution.	Developer requirement of restricted use of lighting.

**Site Reference: Inverness NS41, Woodland site at Birchwood, Inshes**

1.1.2. Proposed Use: Housing

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	Semi Natural Woodland on site	Detailed consideration of layout to avoid impact on semi-natural woodland.
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	--	Development of the site will significantly affect the green network as the site is relatively mature woodland.	Replacement planting and avoidance of fragmentation of the network.
4	Y	+	Development of the site may provide opportunity to formalise some areas of the woodland.	Protection of and improved access to remaining woodland areas.
5	N	-	It is unlikely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	N/A
6	Y	+	There is scope to incorporate road safety measures, such as designing streets principles, as part of development of the site	Developer requirement to ensure the delivery of designing street principles.
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	Developer requirement to be include in relation to open space provision in line with the Open Space in New Residential Development: Supplementary Guidance
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	Y	-	The site is greenfield in nature and is exclusively mature woodland.	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	The site will not result in a loss of Prime Agricultural Land	N/A
14	N	=	The site will not affect any area of	N/A

			peatland	
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Developer requirement to be include in relation to waste provision in line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses, lochs or sea within the site however the site is within relatively close proximity to the River Conon	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is on the outskirts of Inverness but adjoins existing housing development and is reasonably close to Inshes Commercial Centre.	Adequate footpath connections allowing safe walking and cycling routes to the commercial centres.
21	N	=	This site is not shown at risk of flooding on the SEPA 1 in 200 year indicative flood risk mapping.	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind and development could be orientated to have a south facing aspect.	Design of buildings to take account of solar orientation
25	Y/N	=	The site is on the outskirts of Inverness and will have limited scope for encouraging active travel.	Connections would be required to the existing walking and cycling network.
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include safe routes to school to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not impact on any sites in the HER	N/A
31	N	=	The site will not impact on any Scheduled	N/A

			Ancient Monument and/or its setting	
32	Y	-	The site is not located within any landscape designations and is unlikely to have any significant landscape or visual impact	Detailed siting and design to be of high quality.
33	Y	-	The site will require the removal of large areas of woodland.	Detailed siting and design to be of high quality.
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not within the current settlement boundary in the Inverness Local Plan.	N/A
36	Y/N	-	Development of the site may include street lighting in the interests of safety which may contribute to light pollution	Possible Restricted use of street lighting

### Inverness (Site Deletions Post Examination)

The following sites were deleted from the Inner Moray Firth Proposed Local Development Plan following receipt of the Reporters' Report.

#### Site Reference: IN32 Knocknagael North

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging habitat	Survey work to assess impacts and mitigation
3	Y				-				Physical reduction in green network	Minimise loss
4	N				-				Physical reduction in green network but access to it may be improved	Possible footpath improvements
5	Y				+				The site should contribute to the SDR which has significant road safety benefits	Developer contributions to SDR and other road improvements
6	Y				=				The site will have street lighting and could offer pedestrian safety improvements	Ensure such provision
7	N				=				No bad neighbour uses closeby	N/A
8	N				=				No known contamination issues	N/A
9	N				=				Neutral impact on useable public open space	N/A
10	N				=				Likely neutral impact on paths	N/A
11	N				-				Loss of greenspace	Minimise greenfield development footprint
12	N				=				No known geodiversity issues	N/A
13	Y				-				Loss of good soil quality	Soil could be re-utilised on-site or adjacent
14	N				=				No known peatland issues	N/A
15	N				=				No known croft land issues	N/A
16	Y				+				Recycling facilities within wider district	Adequate bin storage
17	N				=				No significant re-contouring required	FRA/DIA required

18	N	-	Watercourse passes close to site	N/A
19	Y	=	Gravity-based drainage may be possible	Connection to public mains required
20	N	=	No known air quality issues	N/A
21	N	=	No known flood risk	N/A
22	N	=	No known coastal erosion issues	N/A
23	N	-	No local renewable energy source proposed on site or closeby	None
24	Y	+	Aspect reasonable and gently sloping, altitude good	Maximise S / SE elevations
25	N	-	Relatively poor accessibility to facilities	Improved pedestrian connectivity and ensure new local facilities provided
26	Y	+	Contributions sought to extend the current bus service and to improve footpath connectivity	Contributions towards such provision
27	N	=	Outwith any conservation area	N/A
28	N	=	No listed building closeby	N/A
29	N	=	No Inventory site closeby	N/A
30	Y	-	HER sites closeby	Pre-determination survey and possible mitigation
31	N	=	No SAM closeby	N/A
32	N	=	No significant impact on local landscape	N/A
33	N	=	No significant re-contouring	N/A
34	N	=	No wild land area closeby	N/A
35	Y	-	Within adopted plan City boundary but part of green wedge	N/A
36	Y	-	Increased street lighting	Low, downward emission design for any lighting used

**Site Reference: IN45 Inshes Smallholdings (South)**

No	Y/N	Will the impact be...	Justification	Mitigation	Measures
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		++	+	=	-	--	??	+/-		
1	N			=					No known natural heritage designation/feature impact	N/A
2	Y				-				Loss of badger foraging and possible impact on woodland habitat	Survey work to assess impacts and mitigation
3	Y				-				Restriction on green network	Retention and set-back from woodland / burnside corridors
4	Y				+				Improved pedestrian accessibility to green networks	Maximise improved pedestrian accessibility
5	Y				+				Site will require local road improvements	Maximise these benefits in terms of road safety
6	Y				=				Additional lighting and traffic calmed designs likely	Maximise road safety benefits within development
7	N				=				No bad neighbour uses closeby	N/A
8	N				=				No known contamination issues	Possible survey work and any necessary remediation
9	Y				+				Net increase in public open space provision	Maximise quality and quantity of any provision
10	Y				+				Net increase in current path network	Maximise quality and quantity of any provision
11	N				-				Largely greenfield	Maximise any brownfield component
12	N				=				No known geodiversity issues	N/A
13	Y				-				Loss of soil quality	Re-use on site or closeby
14	N				=				No known peatland issues	N/A
15	N				=				No known croft land issues	N/A
16	N				=				Recycling facilities closeby	Adequate bin storage
17	Y				-				Re-contouring required	DIA required
18	Y				-				Watercourses border sites	Adequate set-back
19	N				=				Services closeby	Connection to public mains required

20	<b>N</b>	=	No known air quality issues	N/A
21	<b>N</b>	=	Possible flood risk issue	FRA/DIA likely to be required and any necessary mitigation
22	<b>N</b>	=	No known coastal erosion issues	N/A
23	<b>N</b>	-	No local renewable energy source proposed on site or closeby	None
24	<b>N</b>	-	Aspect poor, shelter and altitude reasonable	Maximise S / SE elevations in any development - retain and add to woodland shelter
25	<b>Y</b>	+	Good accessibility to facilities	Improved active travel connectivity to those facilities
26	<b>Y</b>	+	Contributions sought to improve the current bus service and to improve footpath connectivity	Contributions towards such provision

27	<b>N</b>	=	Outwith any conservation area	N/A
28	<b>N</b>	=	No listed structures within closeby	Good siting and design
29	<b>N</b>	=	No Inventory site closeby	N/A
30	<b>Y</b>	-	HER interest within site and closeby	Pre-determination survey and possible mitigation
31	<b>N</b>	=	No SAM closeby	N/A
32	<b>N</b>	=	Unlikely adverse impact on local landscape	Careful siting and design
33	<b>Y</b>	-	Re-contouring likely to be required	Minimise any re-contouring - careful siting and design
34	<b>N</b>	=	No wild land area closeby	N/A
35	<b>Y</b>	=	Within adopted plan City boundary and allocated as expansion area	N/A
36	<b>Y</b>	-	Increased lighting	Low, downward emission design for lighting used

Kiltarlity

Site Reference: H1 – Land North of Village Hall

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Long Established Woodland borders the site to the east and west and may be affected	Minimise loss of long established woodland through design of site. Woodland Management Plan may be required
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space and avoid fragmentation of the network	Detailed consideration of site layout at planning application stage to avoid fragmentation of the Network.
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y			=					A core path runs adjacent to the northern and western boundaries of the site	Provide connections to core path where possible
11	N/Y				-				The site is greenfield in nature	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y				-				The site is likely to result in the loss of soil and much of the site is prime agricultural land	Re-use of soil within the site where possible
14	N			=					The site will not affect any area of	N/A

			peatland	
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	<b>N</b>	=	There are no water courses within or adjacent to the site	N/A
19	<b>Y</b>	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	<b>N</b>	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	<b>Y</b>	=	The site lies approximately 400m from the village shop and 50m from bus stops from which local services operate	N/A
26	<b>Y</b>	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	<b>N</b>	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A

29	Y	-	The site may impact upon the setting of Beaufort Castle Designed Landscape	Consultation with Historic Scotland, likely setback from Designed Landscape will be required
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. Likely high landscape and visual impacts, contrasting to landscape pattern.	Landscape and Visual Impact Assessment may be required. Landscape Framework may be required.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N/ N	-/-	The site is outwith the Kiltarlity settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H3 – South of Sawmill**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					Much of the site is currently occupied by long established woodland	Minimise loss of long established woodland. Woodland Management Plan may be required
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road	N/A

			safety	
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	Y	-	There may be contaminated land issues affecting the site as it is a brownfield site	Contaminated Land Report may be required to identify any necessary mitigation measures
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path runs adjacent to the northern boundary of the site	Provide connection to core path where possible
11	Y/N	=	The site is largely brownfield	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible

14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	-	A small watercourse lies close to the southern boundary of the site	Allow space for development and restoration of natural processes
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A

21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 130m from the village shop and 250m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. Likely to have limited landscape impact due to presence of mature trees	Retention of mature wide tree belts
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the Kiltarlity settlement boundary in the Inverness Local Plan and allocated for business use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: H4 - Aultfearn

555

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development

3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y			+					There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues within or near the site	N/A
9	Y			+					Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/Y			=					The site is greenfield	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N			=					The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N			=					The site will not affect any area of peatland	N/A
15	N			=					The site will not affect the viability of any	N/A

			crofting unit	
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	-	Minor watercourse runs through the site	Allow space for development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map however there is a small water course within the site	Flood Risk Assessment may be required of development is proposed close to the watercourse – could be adequately dealt with by allocating greenspace or buffer zone in vicinity of the watercourse
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 200m from the village shop and 180m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or	N/A

			is adjacent to a conservation area	
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	<b>N</b>	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	<b>N</b>	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	<b>N</b>	=	The site will not affect any landscape designations. The site is unlikely to affect any key views or have an impact upon valued landscape features	N/A
33	<b>N</b>	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site is outwith the Kiltarlity settlement boundary in the Inverness Local Plan	N/A
36	<b>Y</b>	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: H5 Former Depot

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is unlikely to affect the present green network as the site is brownfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	Y				-				Contaminated land issues may affect the site as it is a brownfield site	Contaminated Land Report may be required to identify any necessary mitigation measures
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/Y			=					The site is greenfield	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N			=					As it is a brownfield site it is unlikely to result in the loss of soil and no part of the site is prime agricultural land	N/A
14	N			=					The site will not affect any area of	N/A

			peatland	
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	-	A minor watercourse lies to the south of the site	Allow space for development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map however there is a small water course within the site	Flood Risk Assessment may be required of development is proposed close to the watercourse – could be adequately dealt with by allocating greenspace or buffer zone in vicinity of the watercourse
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 200m from the village shop and 200m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A

27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The B Listed Old Manse lies close to the north of the site, however given the presence of intervening mature trees, the setting of this building is unlikely to be affected	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site will not affect any landscape designations. The site is unlikely to affect any views or have an impact upon valued landscape features	N/A
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A

34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+	The site is within the Kiltarlity settlement boundary in the Inverness Local Plan and allocated for housing	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H6 North West of Glebe Farm**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is	N/A

			located close to woodland and open countryside	
5	Y	=	The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path runs adjacent to the eastern boundary of the site	Provide connection to core path where possible
11	N/Y	=	The site is greenfield	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200	N/A

			year flood risk or from local knowledge	
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 300m from the village shop and 50m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	Y	-	A locally important archaeological site identified on the Historic Environment Record lies within the site, it is identified as a pit enclosure	Consultation with relevant internal Council department to ensure appropriate mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The site will not affect any landscape designations. Likely landscape and visual impacts, contrasting to existing settlement pattern.	High standard of design, layout and landscaping. Layout should retain some long distance views through the site. Landscape and Visual Impact Assessment may be required
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+/+	The site is within the Kiltarlity settlement boundary in the Inverness Local Plan and	N/A

			allocated for housing expansion	
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H8 South of Allarburn Drive**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is brownfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/Y			=					The site is greenfield	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A

13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 500m from the village shop and 55m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A

28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	Y	-	A locally important archaeological site identified on the Historic Environment Record site lies within the site	Consultation with relevant internal Council department to agree any required mitigation measures
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The site will not affect any landscape designations. Likely landscape and visual impacts, contrasting to existing settlement pattern and distinction of Kiltarlity, including views from A833	High standard of design, layout and landscaping. Layout should retain some long distance views through the site. Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the Kiltarlity settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: B1 – South of Sawmill**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					Much of the site is currently occupied by long established woodland	Minimise loss of long established woodland. Woodland Management Plan may be required
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A

5	Y	=	The site is likely to require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to for road safety measures, such as speed bumps to be incorporated into the development	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	Y	-	There may be contaminated land issues affecting the site as it is a brownfield site	Contaminated Land Report may be required to identify any necessary mitigation measures
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	Y	=	A core path runs adjacent to the northern boundary of the site	Provide connection to core path where possible
11	Y/N	=	The site is largely brownfield	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	-	A small watercourse lies close to the southern boundary of the site	Allow space for development and restoration of natural processes
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A

23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 130m from the village shop and 250m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A

27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations. Likely to have limited landscape impact due to presence of mature trees	Retention of mature wide tree belts
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+/+	The site is within the Kiltarlity settlement boundary in the Inverness Local Plan and allocated for business use	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: C1 Shinty Pitch**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A

2	N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	The site is likely to affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	The site is may require off site road improvements that will contribute to road safety dependant upon the nature of the proposed use	N/A
6	Y	+	There is scope to incorporate road safety measures, such as speed bumps as part of the development of the site	N/A

7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit	N/A
10	Y	=	A core path runs adjacent to the northern boundary of the site	Provide connection to core path where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is shown as prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A

18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 600m from the village shop and 200m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not impact upon any Garden and Designed Landscape or its setting	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=	The site will not affect any landscape designations and is unlikely to have significant landscape and visual impacts	N/A

33	<b>N</b>	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y/N</b>	+/-	The site is within the Kiltarlity settlement boundary in the Inverness Local Plan and allocated for amenity use	N/A
36	<b>Y</b>	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

## Kirkhill

### Site Reference: H1 – West of Former Smiddy

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue	Habitats Regulation Appraisal to assess any potential impacts
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety, for example a footway to the village	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections existing path network where possible
11	N/Y				-				The site is greenfield in nature	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A

13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively exposed and therefore may be exposed to prevailing winds. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation

25	N	=	The site lies approximately 700m from the village centre and approximately 500m from bus stops from which local services operate	Financial contributions towards sustainable travel patterns may be required
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing	N/A

			capacity on the public transport network. The reason for this would be to encourage modal shift	
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	The site may affect the setting of the B Listed Achnagairn West Lodge that lies adjacent to the southern boundary of the site	Set back from Listed Building may be required
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	Y	-	A locally important archaeological site identified on the Historic Environment Record lies within the site	Possible pre-determination survey and possible mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. Potential for landscape visual impacts upon key views through site	Landscape and Visual Impact Assessment and Landscape Framework may be required. Attention should be paid to maintaining views.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A

35	N	-	The site is outwith the Kirkhill settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H2 – Mansfield**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue	Habitats Regulation Appraisal to assess any potential impacts
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the	N/A

			Council's Open Space in New Residential Development Supplementary Guidance	
--	--	--	--	--

4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	The site is likely to require off site road improvements that will contribute to road safety, for example a footway to the village	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	Y	-	Overhead cables and pylons traverse the site	Minimum clearance to be maintained between conductors, ground, roads, trees and objects on which a person may stand
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	A core path runs parallel to the southern boundary of the site	Provide connection to core path where possible
11	N/Y	-	The site is greenfield in nature	N/A

12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	=	Historically straightened minor and potentially partly culverted watercourse on	Deculverting where appropriate and space for

			the western boundary of the site.	development of natural processes in future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively exposed and therefore may be exposed to prevailing winds. The site has a principal southern facing aspect	Shelter belt planting may be required. Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 400m from the village centre and approximately 250m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	The site may affect the setting of the B Listed Achnagairn East Lodge the lies adjacent to the southern boundary of the site	Set back from Listed Building may be required
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	Y	-	A locally important archaeological site identified on the Historic Environment Record lies within the site	Possible pre-determination survey and possible mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape	Landscape and Visual

			designations. Potential for landscape impact and impact upon key views through site	Impact Assessment and Landscape Framework may be required. Attention should be paid to maintaining views.
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the Kirkhill settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H3 Hill House**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue.	Habitats Regulation Appraisal to assess any potential impacts.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is may require off site road improvements that will contribute to road safety	N/A
6	Y			+					There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A

9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of soil and however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	Y	=	Historically straightened and potentially partly culverted watercourse runs along southern and western boundary of site	De-culverting where possible, allow space for restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map, however drainage may be an issue	Drainage Impact Assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance	N/A

			which will encourage the use of micro renewables on site	
24	Y	=	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 500m from the village centre and approximately 350m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	The site may affect the setting of the A Listed Church to the north of the site	Consultation with Historic Scotland may be required
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	Y	=	The site may affect locally important archaeological sites identified on the Historic Environment Record associated with St Mary's Church	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. Unlikely to affect key views or valued natural heritage features	
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+/+	The site is within the Kirkhill settlement boundary in the Inverness Local Plan and allocated for housing	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H4 North of Wardlaw Road**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue.	Habitats Regulation Appraisal to assess any potential impacts.
2	N				=				There may be protected species in the	A protected species

			area	survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	The site is may require off site road improvements that will contribute to road safety	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A

7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of soil and the entire site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for	N/A

			kerbside collection/recycling	
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform	N/A
18	Y	=	Potentially culverted minor water course passing through site	De-culverting where possible, allow space for restoration and development of natural processes in the future
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map, however drainage may be an issue	Drainage Impact Assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 400m from the village centre and approximately 250m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	The site may affect the setting of the A Listed Church to the south of the site	Consultation with Historic Scotland may be required
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	Y	=	The site may affect locally important	N/A

			archaeological sites identified on the Historic Environment Record associated with St Mary's Church	
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. Unlikely to affect key views or valued natural heritage features	
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the Kirkhill settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H5 South of Smiddy**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue. The site also lies within long established woodland	Habitats Regulation Appraisal to assess any potential impacts. Woodland Management Plan may be required
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			-					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	Detailed consideration of site layout to avoid green network fragmentation.
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is likely to require off site road improvements that will contribute to road safety, for example a footway to the village	N/A
6	Y			+					There is scope to incorporate homezone principles throughout the site to	N/A

			encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	A core path runs parallel to the northern boundary of the site	Provide connection to core path where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is likely to result in the loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A

15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will	N/A

			provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	=	The site is relatively enclosed and therefore unlikely to be exposed to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 500m from the village centre and approximately 300m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	The site may affect the setting of the B Listed Achnagairn East Lodge and West Lodge that lie to the east and the west of the site respectively	Set back from Listed Buildings may be required
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	N	=	No locally important archaeological sites identified on the Historic Environment Record lie within the site	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. Potential for landscape and visual impact. Site likely to impact trees protected by Tree Preservation Order	Landscape and Visual Impact Assessment and Landscape Framework may be required. Woodland Management Plan likely to be required

33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the Kirkhill settlement boundary in the Inverness Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H6 Achnagairn**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		

1	Y	-	The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue. The site also lies within Long Established Woodland	Habitats Regulation Appraisal to assess any potential impacts. Woodland Management Plan likely to be required
2	N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	=	The site is may require off site road improvements that will contribute to road safety, for example a footway to the village	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path runs parallel to the eastern boundary of the site	Provide connection to core path where possible
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of soil and part of the site is prime agricultural land	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be	N/A

			expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform.	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed and therefore may be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 400m from the village centre and approximately 250m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site is unlikely to affect the setting of any Listed Building	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	Y	=	A locally important archaeological site identified on the Historic Environment Record lies to the north of the site	Set back may be required

31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. Potential for landscape and visual impacts and impact upon Tree Preservation Order	Landscape and Visual Impact Assessment and Landscape Framework may be required. Woodland Management Plan may be required
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+/+	The site is within the Kirkhill settlement boundary in the Inverness Local Plan and allocated for housing	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H9 Fingask Farm**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The Inner Moray Firth Ramsar and Special Protection area lies to the north east of Kirkhill, may be possible Habitats Regulations Appraisal issue.	Habitats Regulation Appraisal to assess any potential impacts.
2	N			=					There may be protected species in the area, including bats	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y			=					The site is may require off site road improvements that will contribute to road safety	N/A
6	Y			+					There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A

7	Y	-	The site lies adjacent to an area allocated for business use	Noise Assessment may be required to identify any necessary mitigation measures
8	Y	=	As the site contains a farm steading there may be contaminated land issues	Contaminated Land Report may be required
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/Y	=	The site is brownfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is unlikely to result in the loss of soil and although the site is identified as prime agricultural land as the proposal is for housing on a brownfield site it is unlikely to be adversely affected	Re-use of soil within the site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal	N/A

			processes	
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed and therefore likely to be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 300m from the village centre and approximately 450m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	Y	=	Two locally important archaeological sites identified on the Historic Environment Record lie within the site	Possible pre-determination survey and possible mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape designations. Unlikely to affect key views or valued landscape features	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+	The site is within the Kirkhill settlement boundary in the Inverness Local Plan and allocated for housing	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: B2 Fingask Farm**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			-					The Inner Moray Firth Ramsar and Special Protection area lies to the north	Habitats Regulation Appraisal to assess any

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			east of Kirkhill, may be possible Habitats Regulations Appraisal issue.	potential impacts.
2	<b>N</b>	=	There may be protected species in the area, including bats	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	<b>Y</b>	=	The site will affect the present green network as the site is greenfield in nature. However development of the site would be expected to create areas of open/green space	N/A
4	<b>Y</b>	+	The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	<b>Y</b>	=	The site is may require off site road improvements that will contribute to road safety	N/A
6	<b>Y</b>	+	There is scope for road safety measures as part of the site, for example speed bumps	N/A
7	<b>N</b>	=	There are no known bad neighbour uses nearby, although the site lies adjacent to housing so there is potential for residential amenity issues to arise	Buffer between business use and residential use may be required

8	<b>Y</b>	=	As parts of the site is brownfield there may be potential for contaminated land issues	Contaminated Land Report may be required
9	<b>Y</b>	+	Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	<b>N</b>	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	<b>N/Y</b>	=	The site is brownfield in nature	N/A
12	<b>N</b>	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	<b>Y</b>	=	The site is unlikely to result in the loss of soil and although the site is identified as prime agricultural land as the proposal is for business use on a brownfield site it is unlikely to be adversely affected	Re-use of soil within the site where possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for	N/A

			kerbside collection/recycling	
17	N	=	The site is relatively flat and therefore it is unlikely that its development would have a significant impact on the local landform	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively enclosed and therefore likely to be sheltered from prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site lies approximately 350m from the village centre and approximately 500m from bus stops from which local services operate	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	The site will not affect any Listed Buildings or their settings	N/A
29	N	=	The site will not affect any Garden and Designed Landscape	N/A
30	Y	=	Two locally important archaeological sites identified on the Historic Environment Record lie close to the site, their setting may be affected	Possible pre-determination survey and possible mitigation
31	N	=	There are no Scheduled Monuments within or adjacent to the site	N/A
32	Y	=	The site will not affect any landscape	Landscape and Visual

			designations. Unlikely to affect key views or valued landscape features	Impact Assessment and Landscape Framework may be required
33	<b>N</b>	=	The site is relatively flat and therefore unlikely to have a significant impact on the local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y/Y</b>	+/+	The site is within the Kirkhill settlement boundary in the Inverness Local Plan and allocated for business use	N/A
36	<b>Y</b>	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Maryburgh

Site Reference: MU3

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site will not impact on any natural heritage designation, area identified for its importance to nature conservation. The site lies adjacent to an area identified as Long Established Woodland by SNH however no adverse impact is anticipated. The site has connectivity to the Coon Islands SAC and the Lower River Conon SSSI	Due consideration of the site through the HRA and mitigation of potential effects on other designations brought forward through consultation with appropriate agency.
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				Development of the site is likely to have an impact on the existing green network of the area as it is currently undeveloped and will result in the loss of woodland. However development will also be required to provide green space which may facilitate easier movement of species	N/A
4	Y				+				The site provides opportunity for people to come into contact with nature/natural environments given its location within close proximity to areas of woodland identified in the Inventory of Gardens and Designed Landscapes, located to the north of the site	N/A
5	Y				+				Given the size of the site, off site road improvements are likely to be required as part of development of the site which may contribute to road safety. This may include upgrading/widening of the existing single track access road	N/A
6	Y				+				There is scope to incorporate road safety	N/A

			measures, such as traffic calming measures, as part of development of the site	
7	<b>N</b>	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in a loss of some usable open space/woodland however development of the site would also be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>Y</b>	=	A Core Path (Tallysow Wood) identified in the Council's Core Path plan is located along the north eastern corner of the site	Development should ensure this Core Path are maintained and incorporated into the site if possible
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	Development of the site will result in some loss of soil, this is partially classed as Prime Agricultural Land	N/A
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level –	N/A

			SUDS will be required to deal with any soil or drainage issues	
18	<b>N</b>	=	The site itself contains no watercourses however is located in close proximity to the River Conon	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is within reasonable distance of the village centre which may reduce car travel contributing to air pollution.	N/A
21	<b>Y</b>	=	The site is next to an area to the north of the River Conon identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map however this area is excluded from the development	N/A
22	<b>N</b>	=	The site is located within close proximity to an area identified as being at risk of coastal flooding however it is not considered that the site itself is at risk	N/A
23	<b>Y</b>	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	<b>Y</b>	+	The site is largely sheltered from the prevailing wind and has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site is outwith 400m straight line distance of the village centre/community facilities	Strong active travel links to encourage walking/cycling to the village centre
26	<b>N</b>	=	The site is likely to provide an opportunity for planning gain towards encouraging sustainable travel patterns. This may include provision of additional bus stops/ extension to bus route/ safe routes to school to encourage modal shift	N/A
27	<b>N</b>	=	The site is not within or likely to affect any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Building and/or its setting	N/A
29	<b>Y</b>	-	The site itself partially contains an area identified in the Inventory of Gardens and	Consultation with the relevant Council

			Designed Landscapes	departments may be required to identify suitable mitigation measures/ exclusion of as much as the area identified in the Inventory as possible
30	N	=	The site will not impact on any site identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not located within any landscape designations however there may be some landscape/visual impact as development may contrast landscape character and pattern	Development of the site may need to be supported by a Landscape and Visual Impact Assessment
33	Y/N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated in the Ross and Cromarty East Local Plan and is outwith the settlement boundary	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: Maryburgh C1**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site will not impact on any natural heritage designation, area identified for its importance to nature conservation. The site is within close proximity to an area of woodland identified as Long Established Woodland by SNH however no adverse impact is anticipated	N/A

2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N	+	Development of the site will not have an impact on the existing green network of the area as it is currently undeveloped.	N/A
4	N	=	The site does not provide opportunity for people to come into contact with nature/natural environments.	N/A
5	N	=	Given the nature of the proposed use, off site road improvements are unlikely to be required	N/A
6	N	=	Depending on the proposed use this is unlikely to incorporate road safety measures	N/A
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site could result in some loss of some usable open space/woodland however development of the site would also be expected to incorporate areas of open space and this may be the sole use.	N/A
10	Y	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	N/Y	=	The site is currently vacant	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	+	Development of the site is unlikely to result in much loss of soil	N/A

14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	+	SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses, lochs or sea within the site	
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is within reasonable distance of the village centre which may reduce car travel contributing to air pollution. The site is also located within close proximity to a bus route	N/A
21	<b>N</b>	+	There is no known flood risk	N/A
22	<b>N</b>	=	The site is unlikely to be at risk of coastal flooding or natural coastal processes	N/A
23	<b>Y</b>	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	<b>Y</b>	+	The site is largely sheltered from the prevailing wind and has a principal south facing aspect	Design of any buildings to take account of solar orientation
25	<b>Y</b>	+	The site is within 400m straight line distance of the village centre/community facilities	Strong active travel links to encourage walking/cycling to the village centre
26	<b>N</b>	=	The site is not likely to provide an opportunity for planning gain towards encouraging sustainable travel patterns	N/A
27	<b>N</b>	=	The site is not within or likely to affect any Conservation Area	N/A

28	<b>N</b>	=	The site is unlikely to impact on any Listed Building and/or its setting although it is in proximity to Ussie Mills B listed steading	Minimise any impact on the setting of the steading
29	<b>N</b>	=	The site is not within an Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	There is an HER site (Ussie Mill) located to the south of the site which may be affected by development	Consultation with the relevant Council departments may be required to ensure no negative impact/ appropriate buffer or setback may be required
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>N</b>	=	Proposed use is unlikely to impact on the character and distinctiveness and there could be an improvement with its reuse	N/A
33	<b>N</b>	+	It is unlikely to require a change in landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	=	The site is within the settlement boundary in the Ross and Cromarty East Local Plan and identified for special uses	N/A
36	<b>Y/N</b>	-	It is unlikely that development of the site will include lighting	Restricted use of lighting and have low downward emissions

Muir of Ord

Site Reference: H1 Hillview Park

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y				-				The western boundary of the site is formed by the Inverness to Dingwall Rail Line and an industrial estate lies to the east	Noise Assessment may be required to identify any necessary mitigation measures
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in some loss of usable open space given the site is greenfield in	N/A

			nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	
10	<b>N</b>	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore opportunities to connect to the existing path network
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site lies some distance from the town centre but is within 400m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A

21	<b>N</b>	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site is some distance from the town centre but is within 400m straight line distance from bus stops from which local services operate	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect any locally important archaeological sites contained in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. The site is relatively open and therefore there is potential for landscape and visual impacts	Landscape and Visual Impact Assessment and Landscape Framework may be required. Landscaping/plating likely

				to be required along the southern boundary
33	Y	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H2 Market Stance**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			-					It is likely that development of the site will affect the green network as the site is partly greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A

5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbour uses	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature. However development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any	N/A

			soil or drainage issues	
18	<b>N</b>	=	There are no watercourses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site lies approximately 450m from the town centre and within 50m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is relatively exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site is approximately 450m from the town centre and within 50m straight line distance from bus stops from which local services operate	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A

30	N	=	No locally important archaeological sites contained in the Historic Environment Record lie within the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. The site does contain several mature trees which are valued landscape features, and the site provides attractive views over the higher ground and forestry	Landscape and Visual Impact Assessment and Landscape Framework may be required. Trees should be retained where possible and development layout should maintain views over higher ground and forestry
33	Y	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for housing	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H3 Tarradale Gardens**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact

				through development
3	Y	-	It is likely that development of the site will affect the green network as the site is greenfield and identified in the Highland Greenspace Audit. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbour uses	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature and contained in the Highland Greenspace Audit however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	A core path and path contained in the Highland Path Record lie to the east of the site	Provide connections to existing paths where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime	Re-use of soil within the site or elsewhere locally

			agricultural land	
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site lies approximately 300m from the town centre and within 80m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is relatively enclosed and may be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site is approximately 300m from the town centre and within 80m straight line	N/A

			distance from bus stops from which local services operate	
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	-	A locally important archaeological site contained in the Historic Environment Record, Muir of Ord Police Station, lies within the site	Consultation with relevant internal consultees to determine any necessary mitigation measures that ensure the site in the HER is not harmed
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>N</b>	=	The site is not located within any landscape designations. The site does contain several mature trees which are valued landscape features, and the site provides glimpses over the Cromarty Firth	Landscape and Visual Impact Assessment and Landscape Framework may be required. Trees should be retained where possible and development layout should maintain views over the Cromarty Firth
33	<b>Y</b>	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for special uses (redevelopment of Urray House or ancillary provision of very sheltered housing)	N/A

36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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Site Reference: H4 Chapelton East

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N	=							The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N	=							There may be protected species in the area, previously there has been known to be great crested newts in the area	A protected species survey is likely to be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=							It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+							The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y	+							Off site road improvements may be required	N/A
6	Y	+							There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-							The steading buildings of a working farm lie to the north of the site; the Inverness to Dingwall rail line runs close to the eastern boundary of the site	Developer may be required to demonstrate any potential harm to future residents will be minimal; noise assessment may be

				required
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in some loss of usable open space given the site is greenfield in nature. However development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>N</b>	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	Y	+	The site lies approximately 500m from the town centre and within 80m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	Y	-	The south west corner of the site is identified as being at risk from flooding on the SEPA flood map, however SEPA note that the maps looks odd and doesn't lie in with topographic information they have for the area	Flood Risk Assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is enclosed by some mature trees, however parts of it are exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 500m from the town centre and within 80m straight line distance from bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	A locally important archaeological site contained in the Historic Environment	Consultation with relevant internal Council

			Record lies within the site	departments to agree any necessary mitigation measures
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Potential for development at this location to erode distinction of Chapelton from Muir of Ord, impacting on views from the A862 a gateway to Muir of Ord. The rounded knoll character of the site is a valued landscape feature as are the mature trees close to the sites boundary	Landscape and Visual Impact Assessment and Landscape Framework may be required. Trees should be retained where possible and supplemented at western boundary of site
33	N	-	The site is undulating and contains several rounded knolls, it is therefore likely to require significant re-contouring	Minimal re-contouring, avoid development on higher parts of site
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H6 Ardnagrask, Corrie Road**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site will not affect any natural heritage designation or area identified for its importance to nature conservation. However as the site comprises dense woodland it may affect important habitats	See other SEA topics for mitigation
2	Y				-				There may be protected species in the area, previously there has been known to be great crested newts in the area	A protected species survey is likely to be required to identify any species present and suitable mitigation measures to ensure no adverse impact through

				development
3	Y	-	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	Detailed design of the site to ensure green network does not become fragmented.
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within woodland and close to the open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature. However development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally

14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	-	The site lies approximately 800m from the town centre and within 700m straight line distance from public transport opportunities which may increase car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from flooding in the SEPA flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site fully enclosed by some mature trees and therefore likely to be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>N</b>	-	The site is approximately 800m from the	N/A

			town centre and within 700m straight line distance from bus stops from which local services operate	
26	<b>Y</b>	+	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	No locally important archaeological sites contained in the Historic Environment Record lies within the site	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>N</b>	-	The site is not located within any landscape designations. However no landscape capacity was identified in landscape capacity study and development of the site is likely to contrast character of landscape and erode distinction of Ardnagrask and Muir of Ord. Presence of mature woodland is likely to limit effects on key views. Mature trees are key landscape feature	Landscape and Visual Impact Assessment, Landscape Framework and Woodland Management Plan may be required.
33	<b>N</b>	=	The site appears relatively flat and is therefore unlikely to require significant re-contouring	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	<b>Y/N</b>	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: H7 Strome and Chapelton

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site will not affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/N			=					There may be protected species in the area, previously there has been known to be great crested newts in the area	A protected species survey is likely to be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y			+					Off site road improvements may be required	N/A
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in some loss of usable open space given the site is greenfield in nature. However development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential	N/A

			Developments Supplementary Guidance	
10	<b>N</b>	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site lies approximately 300m from the town centre and within 60m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from coastal or fluvial flooding	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal	N/A

			processes	
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site partly enclosed by some mature trees and existing built development however parts of it are exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 300m from the town centre and within 60m straight line distance from bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record lies within the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. The site may affect view keys west. Mature trees which are valued landscape features lie within and to adjacent to parts of the site	Landscape and Visual Impact Assessment and Landscape Framework may be required. Retain and protect mature trees
33	N	-	The site is undulating and may require significant re-contouring	Development should reflect natural topology of

				the site where possible
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for housing	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H9 Chapelton West**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				A large part of the site lies within an area of long established woodland	Retention of woodland, Woodland Management Plan may be required
2	Y/N				=				There may be protected species in the area, previously there has been known to be great crested newts in the area	A protected species survey is likely to be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles,	N/A

			as part of development of the site	
7	<b>N</b>	=	There are no known bad neighbour uses near the site	N/A
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in some loss of usable open space given the site is greenfield in nature. However development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>N</b>	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	-	Two small watercourses that appear to have been historically straightened	Allow space for development and restoration of natural

			traverse the site	processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 600m from the town centre and within 300m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	Y	-	No part of the site is identified as being at risk from fluvial or pluvial flooding on the SEPA flood map, however TECS have identified that the site may be an area of flood risk	Flood Risk Assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is enclosed by some mature trees, however parts of it are exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	Y	+	The site is approximately 600m from the town centre and within 300m straight line distance from bus stops from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed	N/A

			Landscapes	
30	N	=	No locally important archaeological sites contained in the Historic Environment Record lies within the site	Consultation with relevant internal Council departments to agree any necessary mitigation measures
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	-	The site is not located within any landscape designations. No landscape capacity identified in landscape capacity assessment; potential for significant impacts from A862 and on character and setting of Muir of Ord	Landscape and Visual Impact Assessment and Landscape Framework may be required. Trees should be retained and supplemented
33	N	-	The site is undulating, it may therefore require significant re-contouring	Minimal re-contouring practical, avoid development on higher parts of site
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: MU3 Tore Road North**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site may affect the Inner Moray Firth Special Protection Area and Ramsar site, potential Habitats Regulations Appraisal issue. Semi natural woodland present on the site.	Consultation with relevant key agency to identify any required survey and mitigation measures.
2	Y					--			There may be protected species in the area, possibly including Great Crested Newt, badgers and bats	A protected species survey may be required to identify any species present and suitable mitigation measures to

				ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbour uses nearby	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	Core paths and paths contained in the Highland Path Record traverse the site	Retain existing paths and incorporate into development
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime	Re-use of soil within the site or elsewhere locally

			agricultural land	
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	-	Historically straightened minor watercourse runs through the site and a lochan lies within the site	Allow space for restoration and development of natural processes in future. Past species surveys have identified Great Crested Newts in the area, may have implications on mitigation measures for burns/lochans
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site lies 200m from the town centre and 200m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from flooding on the SEPA flood map, however site is within a flat area where drainage may be problematic	Drainage and flooding should be considered as part of the drainage strategy of the site
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the	N/A

			requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	<b>N</b>	-	Parts of the site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site is 200m from the town centre and is within 200m straight line distance from bus stops from which local services operate	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect any locally important archaeological sites contained in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not impact on a Scheduled Ancient Monument or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. No capacity identified in landscape capacity study, likely to contrast with landscape character and setting of Muir of Ord	Landscape and Visual Impact Assessment and Landscape Framework may be required. A832 building line set back and perimeter tree planting required
33	<b>Y</b>	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A

35	N	-	Much of the site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: B1 Mansfield Showground**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site will not affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/N			=					There may be protected species in the area, previously there has been known to be great crested newts in the area	A protected species survey is likely to be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within woodland and close to the open countryside	N/A
5	Y			+					Off site road improvements may be required	N/A
6	Y			+					There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y			-					An industrial estate lies to the west of the site	N/A
8	N			=					There are no known land contamination	N/A

			issues affecting the site	
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature. However development of the site would be expected to incorporate areas of open space	N/A
10	Y	=	A path contained in the Highland Path Record traverses the site	Maintain existing path and incorporate into development
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site lies approximately 420m from the town centre and within 100m straight line distance from public transport opportunities which may increase car	N/A

			travel contributing to air pollution	
21	<b>N</b>	=	No part of the site is identified as being at risk from flooding in the SEPA flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is relatively exposed and therefore likely to be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	=	The site is approximately 420m from the town centre and within 100m straight line distance from bus stops from which local services operate	N/A
26	<b>Y</b>	+	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	No locally important archaeological sites contained in the Historic Environment Record lies within the site	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>N</b>	=	The site is not located within any landscape designations and its temporary use as a showground is unlikely to affect key	N/A

			views or valued landscape features	
33	N	=	The site appears relatively flat and is therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: C1 Tarradale Gardens**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				It is likely that development of the site will affect the green network as the site is partly greenfield and identified in the Highland Greenspace Audit. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A

5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbour uses	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature and contained in the Highland Greenspace Audit however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	A core path and path contained in the Highland Path Record lie to the east of the site	Provide connections to existing paths where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level –	N/A

			SUDS will be required to deal with any soil or drainage issues	
18	<b>N</b>	=	There are no watercourses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site lies approximately 300m from the town centre and within 80m straight line distance from public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from flooding on the SEPA flood map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is relatively enclosed and may be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site is approximately 300m from the town centre and within 80m straight line distance from bus stops from which local services operate	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed	N/A

			Landscapes	
30	Y	-	A locally important archaeological site contained in the Historic Environment Record, Muir of Ord Police Station, lies within the site	Consultation with relevant internal consultees to determine any necessary mitigation measures that ensure the site in the HER is not harmed
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. The site does contain several mature trees which are valued landscape features, and the site provides glimpses over the Cromarty Firth	Landscape and Visual Impact Assessment and Landscape Framework may be required. Trees should be retained where possible and development layout should maintain views over the Cromarty Firth
33	Y	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for special uses (redevelopment of Urray House or ancillary provision of very sheltered housing)	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: Muir of Ord NS46, Tomich House**

1.1.1. Proposed Use: Housing

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	N	-	Part of the site includes semi natural woodland	Avoidance of impact on the woodland through siting of development.
2	Y/N	=	There may be protected species in the area, previously there has been known to	A protected species survey may be required

			be great crested newts in the area	to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is enclosed by woodland and open countryside	N/A
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	Y	+	There is scope to incorporate road safety measures, such as designing streets principles, as part of development of the site	Developer requirement to ensure the delivery of designing street principles.
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site.	N/A
8	N	=	There are no known land contamination issues affecting the site.	N/A
9	Y	=	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance as part of any residential development on the site.	Developer requirement to be include in relation to open space provision in line with the Open Space in New Residential Development: Supplementary Guidance
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	y	-	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and the site is considered prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments	Developer requirement to be include in relation to waste provision in line with the Managing Waste

			including leaving enough space for kerbside collection/recycling	in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	Developer requirement for the use of SuDS.
18	N	=	There is a field drain running along the eastern boundary of the site, albeit from a framework plan submitted this area is to remain undeveloped.	The route of the field drains should be safeguarded. No culverts should be created.
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site is a considerable distance from the settlement centre which may increase car travel contributing to air pollution	Adequate footpath connections allowing safe walking and cycling routes to the village centre and the school should be a developer requirement.
21	N	=	The south and east of the site is at risk of fluvial flooding as shown on the SEPA indicative flood risk map. A submitted development framework indicates that there will be no development in this area.	A flood risk assessment may be required.
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is partially enclosed by some mature trees and therefore likely to be sheltered from prevailing wind. The site has a north-south facing aspect.	Design of buildings to take account of solar orientation
25	N	-	The site is a considerable distance from the town centre/community facilities including primary school provision.	Connections would be required to the existing walking and cycling network.
26	Y	+	Given the proximity to existing bus services a financial contribution towards sustainable travel patterns may be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	Y	-	Tomich House is B Listed. The development is within the setting of the building.	Due consideration should be given to the design of and setting of buildings in relation to the Grade B listed Tomich House.
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No records have been identified in the HER	N/A
31	N	=	The site will not impact any Scheduled	N/A

			Monument or its setting	
32	N	-	The site is not located within any landscape designations. Presence of mature woodland around the site is likely to limit effects on key views. Mature trees are key landscape feature.	Landscape and Visual Impact Assessment, Landscape Framework and Woodland Management Plan may be required.
33	N	=	The site appears relatively flat and is therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	-	The site is outwith within the current settlement boundary in the Ross and Cromarty East Local Plan.	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

## Munlochy

### Site Reference: H4

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site will not impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					The site is partially developed and therefore unlikely to have an impact on the green network	N/A
4	N			=					The site is unlikely to provide opportunity for people to come into contact with nature/natural environments	N/A
5	N			=					Development of the site is unlikely to require significant off site road improvements – access arrangements exist at present	N/A
6	Y			+					There may scope to incorporate traffic calming measures, such as home zone principles, within the development which would contribute to improved road safety	N/A
7	N			=					There are no bad neighbour uses or physical constraints within close proximity to the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	N			=					The site will result in some loss of open space however is largely developed already	N/A

10	<b>N</b>	=	The site will not impact on any Core Paths, Rights of Way or other outdoor access opportunities.	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	The site is largely developed therefore loss of soil will be minimal	N/A
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	<b>N</b>	=	Development of the site is unlikely to result in any changes to land form or levels	N/A
18	<b>N</b>	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	=	The site is within close proximity to the town centre and is not expected to result in significant traffic generation contributing to air pollution	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is not identified as being at risk from coastal flooding	N/A
23	<b>N</b>	=	The site is unlikely to incorporate some	N/A

			form of renewable energy	
24	Y/N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	N	=	The site is within 400m straight line distance of the town centre/community facilities and within close proximity to the national cycle pathway	Strong active travel links to be incorporated
26	N	=	The site is unlikely to provide any opportunity for planning gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	N	=	The site will not impact on any sites identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site does not lie within any landscape designations	N/A
33	N	=	Development of the site is unlikely to have any significant impact on local landform	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated for housing use in the Ross and Cromarty East Local Plan and is within the settlement boundary. The site also has planning permission.	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

Site Reference: H6

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site is unlikely to have any impact on any natural heritage designation, area identified for its importance to nature conservation or other important habitat for the natural heritage. The site has connectivity to the Inner Moray Firth SPA and Munlochy Bay SSSI	Due consideration of impacts on the designated sites
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				Development of the site is likely to impact on the green network given the site is undeveloped however some additional green space would be provided as part of development of the site	N/A
4	N			=					The site is not likely to provide opportunities for people to come into contact with nature/natural environments other than that within the surrounding countryside	N/A
5	Y				+				Development of the site may require some off site road improvements which may contribute to road safety	N/A
6	Y				+				There may scope to incorporate traffic calming measures, such as home zone principles, within the development which would contribute to improved road safety	N/A
7	N			=					There are no bad neighbour uses or physical constraints within close proximity to the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y				-				The site will result in loss of valued open space. Some additional areas of open space will created as part of the development in line with the Council's	N/A

			supplementary guidance	
10	<b>N</b>	=	The site is unlikely to impact on any core path, rights of way or other access opportunities	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>Y</b>	-	The site lies within the Munlochy Valley GCR site	Due consideration of the impact of the feature on the site.
13	<b>Y</b>	-	The site will result in a loss of soil; this is partially classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally wherever possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	<b>Y/N</b>	=	Development of the site may result in a change to landform or levels which may result in soil/drainage issues	SUDS to be incorporated as part of development of the site
18	<b>N</b>	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	=	The site is within close proximity to the town centre and is not expected to result in significant traffic generation contributing to air pollution	N/A
21	<b>Y</b>	-	The site is partially identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	Flood Risk Assessment may be required in support of the site
22	<b>N</b>	=	The site is not identified as being at risk	N/A

			from coastal flooding	
23	<b>N</b>	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>Y</b>	++	The site is within 400m straight line distance of the town centre/community facilities which should encourage walking/cycling. A cycle network route also runs near the northern boundary of the site into the village centre	N/A
26	<b>N</b>	=	The site is unlikely to provide any opportunity for planning gain towards encouraging sustainable travel patterns	N/A
27	<b>N</b>	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	<b>N</b>	=	The site will not impact on any Listed Building and/or their setting	N/A
30	<b>N</b>	=	The site will not impact on any sites identified in the HER	N/A
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	-	The site does not lie within any landscape designations however there is potential for significant visual impact	A Landscape and Visual Impact Assessment may be required in support of the site
33	<b>N</b>	=	Development of the site is unlikely to have any significant impact on local landform	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site is not allocated for housing use in the Ross and Cromarty East Local Plan. The site is located outwith the settlement boundary	N/A

36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting
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**Site Reference: NS121, Land East of B1**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	Potential connectivity to Munlochy Bay SSI and the Inner Moray Firth SPA/Ramsar due to drainage.	Due consideration through the HRA
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	The site may have some impact on the green network as it is largely undeveloped.	N/A
4	N	=	The site may provide opportunity for people to come into contact with nature/natural environments as it could be a tourism development	N/A
5	N	=	Development of the site is unlikely to involve off site road improvements which may contribute to improved road safety	N/A
6	Y	+	There may scope for some improvement to the junction between the B9161 and the A832 but not the important leg from the village onto the A832	N/A
7	N	=	There are no bad neighbour uses or physical constraints within close proximity to the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	The site will result in some loss of green space.	N/A
10	N	=	The site includes part of the wider path network link on the road which is proposed to be re routed.	N/A
11	Y	-	The site is greenfield in nature.	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in some loss of soil classed as prime agricultural land.	Reuse of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A

16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	Y/N	=	Development of the site may result in changes to land form or levels	SUDS to be incorporated
18	N	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	The site is within close proximity to the town centre and is not expected to result in significant traffic generation contributing to air pollution	N/A
21	Y	-	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	N	=	The site is unlikely to incorporate some form of renewable energy	N/A
24	Y/N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	Y	+	The site is slightly outwith 400m straight line distance of the town centre/community facilities. The site is however located next to a national cycle pathway. The site will also create additional employment opportunities within close proximity to residential areas	N/A
26	Y	+	The site may provide some opportunity to financial gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	N	=	The site will not affect any site identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	--	The site does not lie within any landscape designations. However the eastern triangle of the proposed site would have a significant landscape impact on a very prominent site beyond the settlement boundary.	N/A
33	Y/N	=	There may be some impact on local landform/level which may result in soil/drainage issues	SUDS to be incorporated

34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated for special uses in the Ross and Cromarty East Local Plan and is within the RACE LP settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

## Miscellaneous Alternatives

### Barbaraville

Site Reference: H1, Barbaraville

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation. The site is in close proximity to a Special Protection Area, RAMSAR site and National Nature Reserve however no negative impact is anticipated	Due consideration through HRA.
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site may have some impact on the existing green network of the area as the site is greenfield in nature. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+/-				The site may provide some opportunity for people to come into contact with nature/natural environments as it is located within close proximity natural heritage designations located south of the village	Access recreational management plan required.
5	Y				+				Given the size of the site it is likely that off site road improvements will be required as part of development of the site, which may contribute to improved road safety	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A

7	<b>N</b>	=	There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>N</b>	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	=	It is likely that the site will result in loss of soil which is partially classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses, lochs or sea within the site	N/A

19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution. The site is also located on a bus route	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	=	The site is largely south facing however is unlikely to be sheltered from the prevailing wind	Design of buildings to take account of solar orientation
25	Y	+	The site within 400m straight line distance of the village centre/community facilities in the centre of the village	N/A
26	Y	+	The site provides an opportunity for planning gain towards encouraging sustainable travel patterns – this may include extension of bus route into the site/provision of additional bus stops etc encourage modal shift	N/A
27	N	=	The site will not affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Y	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	-	One site identified in the HER (monastic site, Kilmuir Easter) is located in the north eastern corner of the site	Consultation with the relevant Council department may be required to ensure development does not adversely affect the HER site

31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	=	The site is not located within any landscape designations however may have a landscape/visual impact	N/A
33	<b>Y/N</b>	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout.	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	+	The site is within the current settlement boundary and allocated for housing use in the Ross and Cromarty East Local Plan	N/A
36	<b>Y/N</b>	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: B1, Barbaraville

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			=					The site is not within or likely to affect any natural heritage designation or area identified for its importance to nature conservation. The site is in close proximity to a Special Protection Area, RAMSAR site and National Nature Reserve however no negative impact is anticipated	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N/Y			=					The site is may have some impact on the existing green network as it is currently greenfield in nature	N/A
4	Y			+					The site may provide some opportunity for people to come into contact with nature/natural environments as it is located within close proximity natural heritage designations located south of the village	N/A
5	Y			=					Given the size of the site it is unlikely that off site road improvements will be required as part of development of the site	N/A
6	Y			+					There is scope to incorporate road safety measures as part of development of the site	N/A
7	N			=					There are no bad neighbour or physical constraints in or within close proximity to the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in some loss of usable open space given the site is greenfield in nature however development of the site	N/A

			would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	
10	<b>N</b>	=	The site will not affect any core paths, rights of way or other outdoor access opportunities	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	It is likely that the site will result in loss of soil which is classed as Prime Agricultural Land	Re-use of soil within the site wherever possible or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses, lochs or sea within the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution. The site is also located on a bus route	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year	N/A

			flood risk map	
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	<b>Y</b>	=	The site is largely south facing however is unlikely to be sheltered from the prevailing wind	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site is within 400m straight line distance of the village centre and will also provide for additional business/employment use	N/A
26	<b>N</b>	=	It is unlikely that the site will provide an opportunity for planning gain	N/A
27	<b>N</b>	=	The site will not affect any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Building and/or its setting	N/A
29	<b>Y</b>	=	The site will not impact on any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect any site in the HER	N/A
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	=	The site is not located within any landscape designations however may have a landscape/visual impact	N/A
33	<b>Y/N</b>	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout.	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	=	The site is within the current settlement boundary and however not allocated for any use in the Ross and Cromarty East	N/A

			Local Plan	
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Milton and Kildary**  
Milton  
Site Reference: H1 Woodlands Drive

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y			+					Off site road improvements may be required	N/A
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y			-					Parts of the site lie approximately 75m from a sewerage treatment plant	Parts of the site within 90m of the sewerage treatment plant must be safeguarded for any required expansion of works and to ensure no detrimental impact upon public amenity
8	N			=					There are no known land contamination issues affecting the site	N/A

9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core paths runs adjacent to the eastern boundary of the site	Existing core path should be maintained and a connection made to it where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is close to public transport opportunities which may reduce car travel contributing to air pollution	N/A

21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is largely enclosed by mature woodland and therefore likely to be relatively sheltered by prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site lies within 100m straight line distance of a bus stop from which a local service operates	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>Y</b>	=	The site lies adjacent to Milton Conservation Area. Given the presence of a wide landscape buffer containing mature trees the site is unlikely to affect the setting of the Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>Y</b>	-	The site lies within Tarbat House Designed Landscape. Historic Scotland is content the site can be delivered without constituting significant effects on the integrity of the designed landscape	Landscape and Visual Impact Assessment and Design Statement may be required to illustrate any impacts upon the integrity of the Designed Landscape
30	<b>N</b>	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A

31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations	N/A
33	N	=	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H2 Appitauld**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A

4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside and Tarbat Designed Landscape	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	Parts of the site lie directly south of the Inverness to Thurso Rail Line and A9 Trunk Road	A noise assessment may be required to identify any required remediation measures
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	No core paths, rights of way or paths contained in the Highland Path Record will be affected by the site	Explore opportunities to connect to the existing path network
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste	N/A

			management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is close to public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is largely exposed therefore unlikely to be sheltered by prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site lies within 200m straight line distance of a bus stop from which a local service operates	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within, nor will it affect the setting of, a Conservation Area	N/A

28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site is not within, nor will it affect the setting of, any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. However the site is highly visible from the Inverness to Thurso railway and the A9 Trunk Road and would affect key views of the landscape setting of Milton	Landscape buffer between the site and railway and A9 Trunk Road
33	<b>N</b>	=	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	+	The site is within the current settlement boundary and allocated for housing expansion in the Ross and Cromarty East Local Plan	N/A
36	<b>Y/N</b>	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: MU1 – West Lodge

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site will not affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	N			=					There are unlikely to be protected species in the area	N/A
3	N			=					The site is unlikely to negatively affect the present green network as it is a developed site.	N/A
4	Y			=					The site may provide an opportunity for people to come into contact with nature/natural environments as it close to woodland, open countryside and within Tarbat Designed Landscape	N/A
5	N			=					As the site is already developed it is unlikely off site road improvements will be required	N/A
6	N			=					As the site is already developed it is unlikely that there is scope to incorporate road safety measures	N/A
7	N			=					There are no known existing bad neighbour uses near the site	N/A
8	Y			-					There may be contaminated land issues affecting the site as it is brownfield	Contaminated Land Report may be required to identify any necessary remediation measures should the site be redeveloped
9	N			=					The site not result in the loss of any open space	N/A
10	N			=					A core runs adjacent to the south western boundary of the site	A connection should be made to this core path where possible
11	Y			=					The site is brownfield	N/A
12	N			=					The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A

13	<b>N</b>	=	As the site is already developed it will not result in loss of soil, however the entire site is prime agricultural land	N/A
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any redevelopment of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	Development of the site is unlikely to result in a need for changes to land form or level	N/A
18	<b>N</b>	=	There are no water courses, lochs or bodies of sea within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is close to the village centre and public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is relatively sheltered and unlikely to be exposed to prevailing wind, the site has a principal south facing aspect	Design of buildings to take account of solar orientation

25	Y	+	The site lies within 120m straight line distance of a bus stop from which a local service operates	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	Y	-	The site lies within Tarbat House Designed Landscape. However it is an existing use and its visibility is limited due to the presence of mature woodland	N/A
30	Y	-	A locally important archaeology sites identified in the Historic Environment Record lies within the site and may be affected	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. As the site is already developed it will not affect valued landscape features or negatively affect any key views	
33	N	=	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	=	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for business use	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Kildary  
Site Reference: H1 Parkhill

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y				-				The site lies south of the Logie Quarry, however most of the quarry has now been remediated. The site lies adjacent to the A9 Trunk Road	Transport and Noise Assessment may be required
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of	N/A

			open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	
10	<b>N</b>	=	The site will not effect any core paths, rights of or paths contained on the Highland Path Record	Explore opportunities to connect to the existing network
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	It is likely that the site will result in loss of soil and part of the site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or close to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is close to the village centre which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A

22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site lies within 150m straight line distance of a bus stop from which a local service operates	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. The site is exposed and high visible from the A9	Landscape and Visual Impact assessment may be required. Bunded landscape amenity buffer incorporating significant structural tree planting to a minimum depth of 30m along southern and eastern boundaries prior to completion of

				development
33	N	=	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H2 North Kildary**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The entire site is identified as Ancient Woodland	Low density housing within woodland. Woodland Management Plan will dictate actual level of development on site and identify areas for long term retention
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A

4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is within woodland	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	The site lies south of the Logie Quarry, however most of the quarry has now been remediated.	
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A Right of Way traverses an eastern part of the site and a path contained on the Highland Path Network runs close to the northern boundary	Paths should be maintained and incorporated into development
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's	N/A

			Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	There are no water courses within or close to the site, however the site is within a wider area formerly used as a quarry that has numerous lochs, lochans and drainage channels	Morphological assessment may be required
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is close to the village centre and public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is within mature woodland and unlikely to be exposed to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site lies within 250m straight line distance of a bus stop from which a local service operates	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be	N/A

			required	
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The Balnagowan Castle Designed Landscape lies to the east of Kildary. However given the presence of intervening built development and mature woodland it is unlikely the setting of the Designed Landscape will be affected	N/A
30	<b>N</b>	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. The site may result in the loss of some trees within an Ancient Woodland which is a valued landscape feature. Presence of woodland will limit visual impact of site in key views	Low density housing within woodland. Woodland Management Plan will dictate actual level of development on site and identify areas for long term retention. A strip of trees between 30-40 metres must be retained along the northern edge to secure a long term, windfirm backdrop to the new development
33	<b>N</b>	=	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	+	The site is within the current settlement boundary and allocated for housing expansion in the Ross and Cromarty East Local Plan	N/A
36	<b>Y/N</b>	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light	Restricted use of street lighting

			pollution	
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Site Reference: B1 Kens Garage

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site will not affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	N			=					There are unlikely to be protected species in the area	N/A
3	Y			+					The site is unlikely to negatively affect the present green network as it is a developed site that houses a gar garage, showroom and petrol filling station. A path contained in the Highland Path Record runs through the site.	There may be an opportunity to enhance the path that runs through the site, this would contribute to enhancing the green network of the area
4	Y			=					The site may provide an opportunity for people to come into contact with nature/natural environments as it close to woodland	N/A
5	N			=					As the site is already developed it is unlikely off site road improvements will be required	N/A
6	N			=					As the site is already developed it is unlikely that there is scope to incorporate road safety measures	N/A
7	N			=					There are no known existing bad neighbour uses near the site	N/A
8	Y			-					There may be contaminated land issues affecting the site as it incorporates a petrol filling station	Contaminated Land Report may be required to identify any necessary remediation measures should the site be redeveloped
9	N			=					The site not result in the loss of any open space	N/A
10	Y			=					A path contained in the Highland Path Record traverses the site	This path should be maintained and incorporated into the site
11	Y			=					The site is brownfield and currently being used as a car showroom, garage and	N/A

			petrol filling station	
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	As the site is already development it will not result in loss of soil, and the site is not prime agricultural land	N/A
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	Development of the site is unlikely to result in a need for changes to land form or level	N/A
18	<b>N</b>	=	There are no water courses, lochs or sea within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is within the village centre and close to public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro	N/A

			renewables on site	
24	<b>N</b>	-	The site is relatively exposed and unlikely to be sheltered from prevailing wind, the site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site lies within 40m straight line distance of a bus stop from which a local service operates	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The Balnagowan Castle Designed Landscape lies to the east of Kildary. However given the presence of intervening built development and mature woodland it is unlikely the setting of the Designed Landscape will be affected	N/A
30	<b>N</b>	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>N</b>	=	The site is not located within any landscape designations. As the site is already developed it will not affect valued landscape features or negatively affect any key views	
33	<b>N</b>	=	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	=	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for business use	N/A
36	<b>Y/N</b>	=	It is likely that development of the site will include street lighting in the interests of	Restricted use of street

			safety which may contribute to light pollution	lighting
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**Site Reference: B2 Kildary North**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site will not affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	N			=					There are unlikely to be protected species in the area	N/A
3	N			=					The site is unlikely to negatively affect the present green network as it is a developed site.	N/A
4	Y			=					The site may provide an opportunity for people to come into contact with nature/natural environments as it close to woodland and Balnagown River	N/A
5	N			=					As the site is already developed it is unlikely off site road improvements will be required	N/A
6	N			=					As the site is already developed it is unlikely that there is scope to incorporate road safety measures	N/A
7	N			=					There are no known existing bad neighbour uses near the site	N/A
8	Y			-					There may be contaminated land issues affecting the site as it is brownfield	Contaminated Land Report may be required to identify any necessary remediation measures should the site be redeveloped
9	N			=					The site not result in the loss of any open space	N/A
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A

11	Y	=	The site is brownfield	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	As the site is already developed it will not result in loss of soil, and the site is not prime agricultural land	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any redevelopment of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in a need for changes to land form or level	N/A
18	Y	=	The Balnagown River lies to the east of the site	As site is already developed it is unlikely to affect the water course
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is close to the village centre and public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro	N/A

			renewables on site	
24	Y	=	The site is relatively sheltered and unlikely to be exposed to prevailing wind, the site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site lies within 160m straight line distance of a bus stop from which a local service operates	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The Balnagowan Castle Designed Landscape lies to the east of Kildary. However given the presence of intervening built development and mature woodland it is unlikely the setting of the Designed Landscape will be affected	N/A
30	N	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. As the site is already developed it will not affect valued landscape features or negatively affect any key views	
33	N	=	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	=	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for business use	N/A

36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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**Site Reference: B3 Opposite Kens Garage**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site will not affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	N			=					There are unlikely to be protected species in the area	N/A
3	N			=					The site is unlikely to negatively affect the present green network as it is a developed site	N/A
4	Y			=					The site may provide an opportunity for people to come into contact with nature/natural environments as it close to woodland and Balnagown River	N/A
5	N			=					As the site is already developed it is unlikely off site road improvements will be required	N/A
6	N			=					As the site is already developed it is unlikely that there is scope to incorporate road safety measures	N/A
7	N			=					There are no known existing bad neighbour uses near the site	N/A
8	Y			-					There may be contaminated land issues affecting the site as it is brownfield	Contaminated Land Report may be required to identify any necessary remediation measures should the site be redeveloped
9	N			=					The site not result in the loss of any open space	N/A
10	N			=					The site will not affect any core paths, rights of way or paths contained in the	N/A

			Highland Path Record	
11	<b>Y</b>	=	The site is brownfield	N/A
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	As the site is already development it will not result in loss of soil, and the site is not prime agricultural land	N/A
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any redevelopment of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>N</b>	=	Development of the site is unlikely to result in a need for changes to land form or level	N/A
18	<b>N</b>	=	There are no water courses, lochs or seas within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is close to the village centre and public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance	N/A

			which will encourage the use of micro renewables on site	
24	<b>N</b>	-	The site is relatively exposed and likely to be exposed to prevailing wind, the site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site lies within 100m straight line distance of a bus stop from which a local service operates	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The Balnagowan Castle Designed Landscape lies to the east of Kildary. However given the presence of intervening built development and mature woodland it is unlikely the setting of the Designed Landscape will be affected	N/A
30	<b>N</b>	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>N</b>	=	The site is not located within any landscape designations. As the site is already developed it will not affect valued landscape features or negatively affect any key views	
33	<b>N</b>	=	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	=	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for business use	N/A

36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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Site Reference: B4 Logie Quarry

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The entire site is identified as Ancient Woodland. Possible hydrological link to Pitmaduthy Moss Special Area of Conservation (SAC) and recreational impact on Morangie Forest SPA	Woodland Management Plan will be required to dictate actual level of development on site and identify areas for long term retention. Possible hydrological link to nearby SAC and recreational impact on SPA should be examined in HRA
2	Y/N				=				There may be protected species in the area	A protected species survey is likely to be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				It is likely that development of the site will affect the green network as the site is greenfield.	Development of the site would be expected to create areas of open/green space and maintain and improve path networks within the site
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is within woodland	N/A
5	Y				+				Off site road improvements may be required	N/A

6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	The site lies south of the Logie Quarry, however most of the quarry has now been worked and is moving towards final restoration	N/A
8	Y	-	There may be contaminated land issues affecting the site as it was previously used as a quarry	Contaminated Land Report may be required to identify any necessary remediation measure
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature	Development of the site would be expected to incorporate areas of open space
10	Y	=	A core path and a number of paths contained in the Highland Path Record traverse the site	Paths should be maintained and incorporated into development
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any	N/A

			soil or drainage issues	
18	Y	-	Numerous lochs, lochans and drainage channels lie within the site	Quarry works are likely to have modified water features on the site. Opportunities for restoration should be investigated as part of any development. This may require significant morphological assessment
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The southern part of the site is close to the village centre and public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map. However, dependent on the layout and type of development proposed drainage will need careful consideration	Flood Risk Assessment and Drainage Assessment should be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is within mature woodland and likely to be sheltered from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site lies within 250m straight line distance of a bus stop from which a local service operates	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be	N/A

			required	
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The Balnagowan Castle Designed Landscape lies to the east of Kildary. However given the presence of intervening built development and mature woodland it is unlikely the setting of the Designed Landscape will be affected	N/A
30	<b>Y</b>	-	Several locally important archaeology sites identified in the Historic Environment Record lie within the site and may be affected	Consultation with the relevant Council department may be required to ensure no negative impact on any HER sites or their settings
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. The site may result in the loss of some trees within an Ancient Woodland which is a valued landscape feature. Presence of woodland will limit visual impact of site in key views	A Woodland Management Plan will dictate actual level of development on site and identify areas for long term retention. Strips of trees between must be retained along boundaries of the site to minimise any visual impacts of the development
33	<b>N</b>	=	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	<b>Y/N</b>	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light	Restricted use of street lighting



			would be expected to incorporate areas of open space	
10	Y	=	A Right of Way traverses an eastern part of the site and a path contained on the Highland Path Network runs close to the northern boundary	Paths should be maintained and incorporated into development
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil however the site is not prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	There are no water courses within or close to the site, however the site is within a wider area formerly used as a quarry that has numerous lochs, lochans and drainage channels	Morphological assessment may be required
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is close to the village centre and public transport opportunities which may reduce car travel contributing to air pollution	N/A

21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	+	The site is within mature woodland and unlikely to be exposed to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site lies within 250m straight line distance of a bus stop from which a local service operates	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The Balnagowan Castle Designed Landscape lies to the east of Kildary. However given the presence of intervening built development and mature woodland it is unlikely the setting of the Designed Landscape will be affected	N/A
30	<b>N</b>	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. The site may	Low density housing within woodland.

			result in the loss of some trees within an Ancient Woodland which is a valued landscape feature. Presence of woodland will limit visual impact of site in key views	Woodland Management Plan will dictate actual level of development on site and identify areas for long term retention. A strip of trees between 30-40 metres must be retained along the northern edge to secure a long term, windfirm backdrop to the new development
33	N	=	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/N	+/-	The site is within the current settlement boundary and allocated for housing expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Portmahomack**  
**Site Reference: H1 Chapel Hill**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would	N/A

			be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not effect any core paths, rights of or paths contained on the Highland Path Record. Opportunity to provide new access opportunity to Chapel Place	Provide pedestrian link between site and Chapel Place.
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A

15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or close to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is close to the village centre which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site lies within 200m straight line distance of the village centre, primary school and bus stops from which a local service operates	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to	N/A

			sustainable travel patterns may not be required	
27	Y	-	The site lies to the south west of Portmahomack Conservation Area	Design Statement may be required. Development should reflect the scale and character of buildings within the Conservation Area
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site is elevated and may have potential landscape and visual impacts upon the character of Portmahomack	Landscape and Visual Impact assessment may be required
33	Y	-	The site is elevated and may require significant re-contouring	Re-use of soil elsewhere on site
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H2 Knockshortie East**

No	Y/N	Will the impact be...	Justification	Mitigation	Measures
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		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y			+					Off site road improvements may be required	N/A
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known bad neighbourhood uses near the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N			=					The site will not effect any core paths, rights of or paths contained on the	Explore opportunities to connect to the existing

			Highland Path Record	network
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	It is likely that the site will result in loss of soil. A large part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or close to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is close to the village centre which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the	N/A

			requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	<b>N</b>	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site lies within 400m straight line distance of the village centre, primary school and bus stops from which a local service operates	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site is not within or likely to affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. However no landscape capacity is identified within the landscape capacity study. There are likely to be landscape and visual impacts which contrast with the landscape character and setting of Portmahomack	Landscape and Visual Impact Assessment may be required. Significant early structural planting may be required to help to limit visual impact of development
33	<b>Y</b>	-	The site is elevated and may require significant re-contouring	Potential for substantial planted areas on higher parts of site to minimise significant re-contouring. Terrace type development will also reflect natural topography

				and limit re-contouring
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H3 Knockshortie West**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y			+					Off site road improvements may be	N/A

			required	
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not effect any core paths, rights of or paths contained on the Highland Path Record.	Explore opportunities to provide path links to the village centre
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil. Part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any	N/A

			soil or drainage issues	
18	<b>N</b>	=	There are no water courses within or close to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is relatively close to the village centre which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site lies within 300m straight line distance of the village centre, primary school and bus stops from which a local service operates	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site is not within or likely to affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A

30	N	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. However no landscape capacity is identified within the landscape capacity study. There are likely to be landscape and visual impacts which contrast with the landscape character and setting of Portmahomack	Landscape and Visual Impact Assessment may be required. Significant early structural planting may be required to help to limit visual impact of development
33	Y	-	The site is elevated and may require significant re-contouring	Potential for substantial planted areas on higher parts of site to minimise significant re-contouring. Terrace type development will also reflect natural topography and limit re-contouring
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H4 North of Chapel Hill**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the	A protected species survey may be required

			area	to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not effect any core paths, rights of or paths contained on the Highland Path Record.	Explore opportunities to provide path links to the village centre
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation	N/A

			Review site or Local Geodiversity site	
13	<b>N</b>	=	It is likely that the site will result in loss of soil however no part of the site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or close to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is relatively close to the village centre which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	-	The site is exposed and may be subject to prevailing wind. The site has a principal	Design of buildings to take account of solar

			south facing aspect	orientation
25	Y	+	The site lies within 200m straight line distance of the village centre and bus stops from which a local service operates, it also lies within 300m of the primary school	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. There are likely to be landscape and visual impacts given steep elevation of the site	Landscape and Visual Impact Assessment may be required. Significant early structural planting may be required to help to limit visual impact of development
33	Y	-	The site is elevated and may require significant re-contouring	Potential for substantial planted areas on higher parts of site to minimise significant re-contouring. Terrace type development will also reflect natural topography and limit re-contouring
34	N	=	The site will not affect any area of wild land	N/A
35	Y	=	The site is within the current settlement boundary in the Ross and Cromarty East	N/A

			Local Plan and allocated for housing	
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H5 Adjacent to Playing Field**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N	=							The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N	=							There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=							It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+							The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+							Off site road improvements may be required	N/A
6	Y	+							There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-							The site lies close to a sewer, this may affect the amenity of future residents and	Constraint may preclude

			prevent expansion of sewer	any development
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>N</b>	=	A path contained in the Highland Path Record lies adjacent to the western boundary of the site	Maintain path as part of development and explore opportunities to provide path links to the village centre
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil however no part of the site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or close to the site	N/A

19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is relatively close to the village centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site lies within 250m straight line distance of the village centre and bus stops from which a local service operates	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A

32	Y	-	The site is not located within any landscape designations. There are likely to be landscape and visual impacts given steep elevation of the site	Landscape and Visual Impact Assessment may be required. Significant early structural planting to eastern boundary may be required to help to limit visual impact of development
33	Y	-	The site is elevated and may require significant re-contouring	Potential for substantial planted areas on higher parts of site to minimise significant re-contouring. Terrace type development will also reflect natural topography and limit re-contouring
34	N	=	The site will not affect any area of wild land	N/A
35	Y	=	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for housing	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: T1 – Temporary Gypsy/Traveller Site, Dalcross

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				There is potential connectivity to the Inner Moray Firth SAC	due consideration of the site's impacts through the HRA.
2	Y/N			=					There may be protected species within this area	A protected species survey may be required to identify any mitigation measures required
3	N				-				The site may affect the existing green network of the area given that it is greenfield in nature and undeveloped. It is unlikely that the site will provide any opportunity to enhance the green network	
4	N			=					The site is located within 1.5km of the Moray Forth to the north and also within 1.5km of an area of woodland located to the west. Both may provide people with opportunity to come into contact with nature/natural environments	N/A
5	Y				+				Off site road improvements may be required as a result of development site although long term traffic generation is likely to be minimal	N/A
6	Y				+				There is scope to incorporate road safety measures as part of development of the site	N/A
7	Y				-				The site is located within very close proximity to Inverness Airport which may result in noise disturbance however it is understood that the flight path in operation at the airport follows an east-west pattern which would ensure the sit was not significantly adversely affected	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	N				-				The site will not have any affect on usable open space within the area. There is unlikely to be an opportunity to create	N/A

			significant areas of open space	
10	<b>N</b>	=	The site will not affect any core paths, rights of way or other access opportunities	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	N/A
12	<b>N</b>	=	The site does not lie within or adjacent to any Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site is classified as Prime Agricultural Land so development would therefore result in the loss of good quality soil	Re-use of soils wherever possible within the site or elsewhere locally
14	<b>N</b>	=	The site is not within or functionally connected to any area of peatland	N/A
15	<b>N</b>	=	The site does not represent a loss of quality inbye crofting land or common grazing land	N/A
16	<b>Y</b>	+	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	<b>N</b>	=	It is unlikely that development of the site will result in any changes in land form and level	N/A
18	<b>N</b>	=	There are no watercourse, loch or sea within or close to the site	N/A
19	<b>Y</b>	=	Public sewers and water supply are available close to or within the site therefore it is assumed that a connection can be made	N/A
20	<b>N</b>	=	It is unlikely that there will be any impact on air quality as a result of development of the site	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 yr flood risk map	N/A
22	<b>Y</b>	-	Given the site's location it may be affected by coastal erosion or natural coastal processes however the site is not identified as being at risk of coastal	N/A

			flooding by SEPA	
23	<b>N</b>	-	Given the nature of proposed uses it is unlikely that the site will use any form of renewable energy	N/A
24	<b>Y</b>	=	The site is may not be entirely sheltered from the prevailing wind but is principally south facing	N/A
25	<b>Y</b>	+	The site is within close proximity to Dalcross Industrial Estate, proposed Inverness Airport Business Park and proposed Tornagrain new town which is hoped will encourage sustainable transport modes	N/A
26	<b>N</b>	-	It is unlikely that the site will provide any opportunity for a financial contribution to encouraging sustainable travel patterns	N/A
27	<b>N</b>	=	The site is within a Conservation Area	N/A
28	<b>N</b>	=	There are no Listed Buildings in or within close proximity to the site	N/A
29	<b>N</b>	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the allocation	N/A
30	<b>N</b>	=	There are no archaeological sites as identified in the HER within the site	N/A
31	<b>N</b>	=	There are no SAM's located within or nearby the site	N/A
32	<b>Y</b>	=	The site is not within any area designated for its landscape value however there may be some impact given the site is presently undeveloped	Good siting and design will be required to mitigate the affect of development
33	<b>N</b>	=	A significant impact on the local landform is not anticipated	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	=	The site is not within the settlement boundary of the adopted Plan or allocated for any use	N/A
36	<b>Y</b>	-	Given the size of the allocation it is likely	Minimise use of lighting

			that there will be a need for some lighting	wherever possible
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**Site Reference: T2 – Temporary Gypsy/Traveller Site, Dalcross**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N				--				There is strong connectivity between this site and the Inner Moray Firth SPA	Due consideration of the site through the HRA.
2	Y/N			=					There may be protected species within this area	A protected species survey may be required to identify any mitigation measures required
3	N				-				The site may affect the existing green network of the area given that it is greenfield in nature and undeveloped. It is unlikely that the site will provide any opportunity to enhance the green network	
4	N			=					The site is located within 1.5km of the Moray Forth to the north and also within 1.5km of an area of woodland located to the west. Both may provide people with opportunity to come into contact with nature/natural environments	N/A

5	Y				+				Off site road improvements may be required as a result of development site although long term traffic generation is likely to be minimal	N/A
6	Y				+				There is scope to incorporate road safety measures as part of development of the site	N/A
7	Y				-				The site is located within very close proximity to Inverness Airport which may result in noise disturbance however it is understood that the flight path in operation at the airport follows an east-west pattern which would ensure the sit was not significantly adversely affected	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A

9	<b>N</b>	-	The site will not have any affect on usable open space within the area. There is unlikely to be an opportunity to create significant areas of open space	N/A
10	<b>N</b>	=	The site will not affect any core paths, rights of way or other access opportunities	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	N/A
12	<b>N</b>	=	The site does not lie within or adjacent to any Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site is classified as Prime Agricultural Land so development would therefore result in the loss of good quality soil	Re-use of soils wherever possible within the site or elsewhere locally
14	<b>N</b>	=	The site is not within or functionally connected to any area of peatland	N/A
15	<b>N</b>	=	The site does not represent a loss of quality inbye crofting land or common grazing land	N/A
16	<b>Y</b>	+	The site offers opportunities for sustainable waste management in line with the Council's Managing Waste in New Developments SG.	N/A
17	<b>N</b>	=	It is unlikely that development of the site will result in any changes in land form and level	N/A
18	<b>N</b>	=	There are no watercourse, loch or sea within or close to the site	N/A
19	<b>Y</b>	=	Public sewers and water supply are available close to or within the site therefore it is assumed that a connection can be made	N/A
20	<b>N</b>	=	It is unlikely that there will be any impact on air quality as a result of development of the site	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 yr flood risk map	N/A
22	<b>Y</b>	-	Given the site's location it may be affected by coastal erosion or natural	N/A

			coastal processes however the site is not identified as being at risk of coastal flooding by SEPA	
23	<b>N</b>	-	Given the nature of proposed uses it is unlikely that the site will use any form of renewable energy	N/A
24	<b>Y</b>	=	The site is may not be entirely sheltered from the prevailing wind but is principally south facing	N/A
25	<b>Y</b>	+	The site is within close proximity to Dalcross Industrial Estate, proposed Inverness Airport Business Park and proposed Tornagrain new town which is hoped will encourage sustainable transport modes	N/A
26	<b>N</b>	-	It is unlikely that the site will provide any opportunity for a financial contribution to encouraging sustainable travel patterns	N/A
27	<b>N</b>	=	The site is within a Conservation Area	N/A
28	<b>N</b>	=	There are no Listed Buildings in or within close proximity to the site	N/A
29	<b>N</b>	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the allocation	N/A
30	<b>N</b>	=	There are no archaeological sites as identified in the HER within the site	N/A
31	<b>N</b>	=	There are no SAM's located within or nearby the site	N/A
32	<b>Y</b>	=	The site is not within any area designated for its landscape value however there may be some impact given the site is presently undeveloped	Good siting and design will be required to mitigate the affect of development
33	<b>N</b>	=	A significant impact on the local landform is not anticipated	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	=	The site is not within the settlement boundary of the adopted Plan or allocated for any use	N/A

36	Y	-	Given the size of the allocation it is likely that there will be a need for some lighting	Minimise use of lighting wherever possible
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**Site Reference: MU1, Carse of Ardersier, Whiteness**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site is within close proximity to RAMSAR and SSSI designations which both lie to the north of the site. The Moray Firth itself, which is also within close proximity to the site, is also designated as a Special Protection Area. The area of woodland the bounds the site to the south is also classified as Long Established Woodland by Scottish Natural Heritage	Mitigation measures to ensure the integrity of these designations will be required – consultation with the relevant organisations may be required in the first instance
2	Y/N			=					There may be protected species within the site, particularly given its proximity to the natural heritage designations outlined in Q1 above	A protected species survey may be required to highlight appropriate mitigation measures
3	Y/N				-				The site may affect the existing green network given it predominantly consists of woodland as well as being located next to an area of Long Established Woodland and other natural heritage designations as highlighted in Q1. Development of the site is therefore likely to disrupt the present green network.	Consultation with the relevant organisations may be required to discuss appropriate mitigation measures. Given the loss of woodland anticipated with development of the site, it is likely that compensatory planting would be required.
4	Y				+				There may be some opportunity to allow people to come into contact with the natural environment given that the site is located next to large area of woodland	N/A
5	Y				+				The proposed uses for the site are likely to result in generation of further traffic which will make off site road safety appropriate, particularly upgrading small and unclassified roads and any junction they have with the A96 trunk road	N/A
6	Y				+				It will necessary to have good road safety measures as part of the design and layout of the site. These will include pedestrian	N/A

			links and footpaths and cycle routes	
7	Y	=	Inverness Airport is nearby and could cause noise disturbance, particularly if the airport is extended or the operational hours increased. However given the proposed uses for the site (i.e. non residential) this is not likely to cause a significant issue	N/A
8	YN	=	The site is located next to a former fabrication yard which has been used for industrial purposes in the recent past. It is not known if there are any particular contamination issues affecting the site stemming from the fabrication yard.	Contamination survey if considered necessary to highlight appropriate remediation/mitigation
9	Y	++	The site will not affect any existing usable open space – it is likely that additional areas of open space will be created as part of development of the site	N/A
10	N/Y	+	The site will not affect any paths identified in the Council's Core Path Plan or any other access rights. The site may provide an opportunity to provide new access opportunities to the Moray Firth that are not currently available	
11	Y/N	-	The site is Greenfield in nature – development would involve loss of woodland	N/A

12	N	=	The site is not within or adjacent to an un-notified Geological Conservation Review Site or Local Geodiversity Site (or other site with geodiversity value)	N/A
13	N	=	The site is not on any land identified as being good quality	N/A
14	N	=	The site is not located with an area of peatland	N/A
15	N	=	The site will not have any affect on the viability of any crofting unit	N/A
16	Y	+	The site will offer opportunities for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments	N/A

			SG	
17	<b>N</b>	=	The site is unlikely to involve any significant changes to land form or levels	N/A
18	<b>N</b>	=	There are no watercourse, loch or sea within or close to the site	N/A
19	<b>Y</b>	=	Services are available close to or within the site therefore it is assumed a connection can be made to both	N/A
20	<b>N</b>	=	The site itself is unlikely to have an adverse impact on air quality however it is anticipated that an increase in traffic as a result of development may have a slight negative affect	Maximising of active travel links to reduce traffic generation
21	<b>Y</b>	-	There is an area identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map located to the northern boundary of the site	Flood Risk Assessment may be required to identify whether the site itself is at risk of flooding and highlight mitigation measures where required

22	<b>Y</b>	=	Given its location within close proximity to the natural coast, the site may be at risk from coastal erosion or natural coastal processes	As above – a FRA may be required to identify appropriate mitigation measures in this regard
23	<b>Y</b>	+	There is scope to include some form of renewable energy within the development	N/A
24	<b>N</b>	-	The site is principally north facing so is unlikely to be able to benefit from passive solar gain	N/A
25	<b>N</b>	-	Given the site's location outwith any existing settlement it is unlikely that sustainable travel such as walking or cycling will be encouraged at this location.	Maximising of bus links
26	<b>Y</b>	+	There is an opportunity for planning gain to develop sustainable transport options and travel patterns. The creation of safe cycle and walking routes within the site and other towns and settlements will also be encouraged	N/A
27	<b>N</b>	=	The site is not within or close to any	N/A

			Conservation Area	
28	N	=	There are no Listed Buildings within or close to the allocations	N/A
29	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes near or within the site	N/A
30	Y	=	There is one sites identified in the HER located on the eastern boundary of the site	Consultation with the relevant Council departments to ensure mitigation and recording can be identified

31	N	=	There are no Scheduled Monuments within or near the site	N/A
32	Y	--	The entire site lies within the Moray Firth Area of Great Landscape Value so its development may significantly affect the landscape character	Consultation with the relevant authorities to determine suitable mitigation measures
33	Y	=	The site is within an area of great landscape value therefore its development may have an impact on the local landform/ impact on scenic views.	Good siting and design could mitigate any effect of buildings on the redeveloped site
34	N	=	The site is not inside or likely to affect any area of WildLand	N/A
35	Y	+	The site is within the adopted Local Plan boundary	N/A
36	Y	-	It is likely that the site will be well lit including overnight and will therefore contribute to light pollution	N/A

#### Clephenton

The following sites are not included within the Inner Moray Firth Local Development Plan Main Issues Report. Clephenton will be subject to the general policies of the Highland-wide Local Development Plan.

Site Reference: N1 - Land at Clephenton (Phase 3) – not included in Main Issues Report

No	Y/N	Will the impact be...						Justification	Mitigation Measures
		+	+	=	-	-	?		
1	N			--				No part of the site is	

			inside a natural heritage designation however it is within close proximity to			
9	a) Will the site safeguard any existing open space within the area? N b) Will the site enable high quality open space to be provided within the area? Y c) Will the site allow for open space to become more accessible to all? Y	-	Lock Flemington Special Protection Area and Site of Special Scientific Interest The site will may affect species listed in the UK and Local BAP's, the Scottish Biodiversity List and relevant annexes of the EC Habitats Directive		The site will have no impact on existing public open space as this is identified and protected within the existing Local Plan.  Whilst the site would lead to development of greenfield land, it will be expected to incorporate an element of usable open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
2	Y	=	Protected species may be present around the allocation given its proximity to the natural heritage designations mentioned in q.1. Mitigation will need to be in place to ensure that	Mitigation will need to be in place to ensure that the allocation does not have an adverse effect on the Guidance		
10	a) Will the site affect any core paths or right of way? N b) Will the site affect any other existing paths or outdoor access opportunities? N c) Will the allocation provide new access opportunities within the site and linking to the path network beyond the site? Y	=	the allocation does not have an adverse affect on the protected habitats or species The site will not affect features that currently provide for the movement of species and/or people The site will provide an opportunity for additional planting	protected habitats or species	The site will not affect any core paths or right of way  The site will not affect any other existing paths or outdoor access opportunities  The site provides an opportunity to improve the path network	N/A
4	Y			N/A		
11	a) Is the site on derelict, vacant or other land that has previously been used? Y b) Is the site on greenfield land? Y	=	Due to the nature of this traffic generating use it would be appropriate to have off site road improvements to ensure road safety	Road safety measures to be agreed with TEC Services	The site is not identified as Scottish Government's Vacant and Derelict Land Survey  The site is on greenfield land	N/A
6	Y	+	There is scope for the development to incorporate on-site traffic calming measures such as speed bumps/home zone principles could also be incorporated	N/A		
12	Will the site have an impact on geodiversity of the area? N	=			No geodiversity issues have been identified at this stage	N/A
13	Will soil quality and capability of the site be adversely affected? Y				Given the site's existing arable use, development will adversely affect soil quality/capability	
14	N		There are no existing 'bad neighbour' uses near the site	N/A	The site is not within or functionally connected to an area of peatland	N/A
15	Will the site have any affect on the viability of a crofting unit? N		No contaminated land issues have been identified at this point	N/A	The site will not have any affect on crofting units	N/A

16	Will the site offer opportunities for sustainable waste management?	Y	+	A site of this nature would be expected to incorporate the developer requirements outlined with the Council's supplementary guidance regarding waste management	N/A
17	Will development of the site result in the need for changes in land form and level? If yes, how will soil and drainage issues be addressed?	N	=	Development of the site would not require any alteration to existing land form and level – existing contours to be utilised	N/A
18	Is there a watercourse, loch or sea within or adjacent to the site? If yes, how will the water environment be protected from development?	N	=	There are no water features within or adjacent to the site	N/A
19	Can the site be connected to the public water and sewerage system?	N	--	No connection to the public water and sewerage system is available – reed bed system proposed to be employed instead	N/A
20	Will the site have any impact upon local air quality?	Y	--	Given the nature of the site, it is likely that development would result in an increase in traffic which may have a slight negative impact on local air quality	Active travel links would need to be promoted to reduce car usage
21	Is any part of the site at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge?	N	=	No part of the site is at risk from fluvial or coastal flooding as shown on SEPA's flood map	N/A
22	Will the site affect or be affected by coastal erosion or natural coastal processes?	N	=	Given the site's distance from the coast, it is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Is the site proposed to provide any form of renewable energy?	Y	+	The site is capable of providing renewable energy – a district heating system/turbine/reed bed are all being investigated as possibilities	N/A
24	Is the site sheltered from the prevailing wind and does it have a principal aspect between SW and SE?	Y	+	The site is not considered to be sheltered from the prevailing wind however does have a principal aspect of South East allowing it to an	N/A

				opportunity to benefit from solar gain and maximise energy efficiency	
25	Will the site encourage and enable provision for active travel (walking, cycling and public transport use)?	<b>N</b>	--	Bus stop located within 400m of the site however unless the site is capable of providing additional facilities it is likely that reliance on car use will occur.	N/A
26	Does the site provide an opportunity for you to provide a financial contribution towards encouraging more sustainable travel patterns?	<b>Y</b>	+	The site provides an opportunity for a financial contribution to a local bus route for example	N/A
27	Will the site affect a conservation area?	<b>N</b>	=	The site will not affect a Conservation Area	N/A
28	Will the site impact on any listed building and/or its setting?	<b>N</b>	=	The site will not impact on any Listed Building and/or its setting	N/A
29	Will the site affect a site identified in the Inventory of Gardens and Designed Landscapes?	<b>N</b>	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Will the site affect and locally important archaeological sites identified in the Historic Environment Record?	<b>N</b>	=	The site will not affect any sites identified in the Historic Environment Record	N/A
31	Will the site impact on an Scheduled Ancient Monument and/or its setting?	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument or its setting	N/A
32	Will the site affect the distinctiveness and special qualities of the present landscape character or affect any landscape designations?	<b>N</b>	=	The site will not affect any landscape designations – minimal effect on the landscape character is anticipated	N/A
33	Will the site have a significant impact on the local landform?	<b>Y</b>	-	Given the size of the site it is likely that there may be an impact on local landform	Development to use existing contours where possible
34	Will the site affect any areas with qualities of wildness (that is land in its original natural state?)	<b>N</b>	=	The site will not affect any areas with qualities of wildness	N/A
35	Is the site within the current settlement boundary?	<b>N</b>	=	The site is out with the current settlement boundary and not allocated in the adopted local plan	N/A
36	Will the site have an impact on light pollution levels?	<b>Y</b>	-	As with all development there may be an element of light pollution as street lighting would be required in the	Minimal street lighting to be incorporated

			interests of safety	
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Nairn

Site Reference: MU6 – Househill

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation.	N/A
2	Y/N			=					There may be some protected species within the area	A protected species survey may be required
3	Y			=					The site is likely to have affect on the existing green network given this is a large greenfield site. There may be opportunities for creating additional areas of green space which may allow for easier movement of species as part of development of the site	N/A
4	Y				+				The site may provide opportunity for people to come into contact with nature/natural environments within the site itself or due to its location within close proximity to areas of woodland	N/A
5	Y				+				Development of the site is likely to require off site road improvements, such as upgrading of existing roads, in the interests of safety	N/A
6	Y				+				There is scope to include road safety measures as part of development of the site	N/A
7	Y			=					The site is located next to a sawmill which may cause noise disturbance. Overhead power lines also run through the site	A suitable buffer/setback may be required from both the sawmill and power lines
8	Y			=					No known land contamination issues have been identified at this stage	N/A
9	N			=					There will be some loss of current open space however this is not considered usable. Additional open space is likely to be created as part of development of the site	N/A
10	Y			=					A core path runs along the western boundary of the site which may be affected as part of development of the site	Development should incorporate this core path
11	N/Y			=					The site is greenfield in nature	Ensure development makes best use of site
12	N			=					The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	Y			=					The site will result in loss of soil through development however this is not classed as Prime Agricultural Land	N/A
14	N			=					The site is not located within or functionally connected to any area of	N/A

			peatland	
15	<b>N</b>	=	The site will not involve any loss of crofting land	N/A
16	<b>Y</b>	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	<b>Y</b>	=	Development of the site may involve changes to land form and levels.	SUDS are incorporated into the development to deal with any soil and drainage issues
18	<b>N</b>	=	The site does not contain any watercourses, lochs or sea	
19	<b>Y</b>	=	It is assumed that the site can be connected to public water and sewerage systems	N/A
20	<b>N</b>	=	The site is located within reasonable proximity to areas of employment and not likely to have an impact on air quality. The site itself may also provide for additional areas of employment	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N/Y</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There is scope to include some form of renewable energy as part of development of the site	N/A
24	<b>Y</b>	+	The site is generally not sheltered from the prevailing wind but has a principal aspect between SW and SE which will allow it to benefit from solar gain	Landscaping to reduce the effects of this exposure/ siting of buildings to take account of solar orientation
25	<b>Y</b>	+	Development of the site will allow for provision of additional mixed use facilities which may include community or business use within reasonable walking/cycling distance of any residential areas	N/A
26	<b>Y</b>	+	There is likely to be scope for planning gain towards encouraging sustainable travel patterns – this may include provision of additional bus routes/stops to serve the site and to encourage modal shift	N/A
27	<b>N</b>	=	The site is not within or likely to affect any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Building and/or its setting	N/A
29	<b>N</b>	=	The site will not affect any site in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	=	There are no HER sites within the site	
31	<b>N</b>	=	The site will not affected any Scheduled	N/A

			Ancient Monument	
32	Y	-	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered that that as the site will developed there will be a material change in its landscape character	High quality design throughout and creating a green development through linking with the wider green network for the corridor
33	Y	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	-	The site is outwith the current settlement boundary and not allocated for any use	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: H1 - Fort Reay

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site is within close proximity to the Moray Firth SAC, Inner Moray Firth SPA/Ramsar and Whiteness Head SSSI. It is anticipated that due its proximity to the coast there may be an increase in recreational activity alongside the coast.	A recreational Access Management Plan may be required
2	Y			=					There may be protected species in the area	A protected species survey may be required to identify any required mitigation
3	Y			=					It is likely that the site may affect the existing green network given that it is currently undeveloped and contains an area of woodland. There is scope to consider development of the site as part of the Sandown development which may allow opportunities to create additional areas of green space to facilitate the movement of species	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments through its location within 1.5km of Delnies Wood to the south and the Nairn Golf Course to the north	N/A
5	Y				+				It is likely that the site will involve off site road improvements, particularly as it is likely to be developed as part of the wider Sandown development	N/A
6	Y				+				Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both	N/A
7	N			=					No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is a housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y			=					The site will not affect any core paths, rights of way or any other access opportunities	N/A
11	N/Y				-				The site is greenfield in nature	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N			=					The site is not classed as Prime	N/A

			Agricultural Land	
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	It is unlikely that development of the site would have a significant impact on the local landform. Development of the site may facilitate the transition from urban to rural at the edge of the settlement	N/A
18	N	=	There are no watercourses present on the site itself however the Alton Burn runs to the east of the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	=	An area to the north eastern boundary is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk	Flood Risk Assessment may be required/ Any area identified as being at risk of flooding should remain undeveloped
22	N	=	The allocation is over 450m from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site has a principal southern facing access	Siting and design to ensure appropriate solar orientation
25	Y	+	The allocation is close to existing community facilities and the town centre can be reached by foot in approximately 20 mins. A bus route to the town centre and to the regional centre runs past the site and a bus stop is near by	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions	N/A

				may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	
27	N	=		No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=		There are no Listed Buildings within the site	N/A
29	N	=		The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=		There are no HER's within the site	N/A
31	N	=		There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	=		The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered that as the site will developed there will be a material change in its landscape character	High quality design throughout and creating a green development through linking with the wider green network for the corridor
33	N	=		It is unlikely the development will have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	N	=		The site will not affect any area of wild land	N/A
35	Y/N	+		The site is within the Nairn settlement boundary within the Highland-wide LDP however is not allocated for any particular use	N/A
36	Y	-		A development of this scale would need to include some lighting in the interests of safety however this would be limited to distributor roads	N/A

**Site Reference: H5 – South of Firthside**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation. The site is located within close proximity to the Moray Firth SPA/SAC however no adverse impact is anticipated as a result of development of the site	N/A
2	Y/N			=					There may be some protected species within the area	A protected species survey may be required
3	N			=					There may be some impact on the existing green network given the site is currently undeveloped however this is not likely to be significant. Given the size of the site it is unlikely that there will be opportunities for the creation of additional	N/A

			green space	
4	Y	+	The site is be located next to the coastline which may provide people an opportunity to come into contact with a natural environment	N/A
5	N	=	It is unlikely that off site road improvements are likely to be required given suitable access arrangements exist at present	N/A
6	Y	+	There may be some scope for the incorporation of traffic calming measures within the site, such as home zone principles, in the interests of safety	N/A
7	N	=	There are no bad neighbour uses nearby	N/A

8	N	=	There are no known land contamination issues affecting the site at present	N/A
9	N	=	It is understood that development of the site will involve development of private garden space therefore no usable public open space will be lost. It is unlikely that additional green space will be created as a result of the development	N/A
10	N	=	The site will not affect any core paths, rights of way or other access opportunities	N/A
11	N/Y	=	The site is currently greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N	=	It is likely that the site will result in the loss of soil through development however this is not considered to be good quality or classed as prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in changes to land form and level	N/A

18	N	=	There are no watercourse, lochs or sea within close proximity to the site	N/A
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site contains and is within close proximity to areas of employment in Nairn Town Centre. The development of the site	N/A

			is not likely to result in any significant increase in volumes of traffic	
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N/Y</b>	=	The site is located around 200m from the low water mark and may be at risk from coastal erosion processes	N/A
23	<b>N</b>	=	There is likely to be limited scope for incorporating renewable energy as part of development of the site	N/A
24	<b>Y</b>	+	The site is largely sheltered from the prevailing wind as the surrounding area is already built up	Design/redevelopment of buildings to also take account of solar orientation
25	<b>Y</b>	++	The site is within close proximity to a number of community, commercial and retail facilities at Nairn town centre. A bus route also runs along the A96 near the site	N/A
26	<b>N</b>	=	Given existing provision it is unlikely that a contribution towards encouraging sustainable travel patterns will be required	N/A
27	<b>N</b>	=	The site is not within or likely to affect any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Building and/or its setting	N/A

29	<b>N</b>	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	=	There is one site identified in the HER within the site	Consultation with the relevant Council departments to identify any measures necessary to ensure redevelopment of the site does not adversely impact on any HER site
31	<b>N</b>	=	The site will not affected any Scheduled Ancient Monument	N/A
32	<b>N</b>	=	The site is not within any landscape designation. It is considered that development of the site not result in the loss of any key views however there will be some loss of valued open space	N/A
33	<b>N</b>	=	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	<b>N</b>	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	<b>Y</b>	+	The site is within the current settlement boundary as identified in the Highland-wide Local Development Plan	N/A
36	<b>N</b>	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to	Restricted use of lighting

			light pollution	
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**Site Reference: H4 – West of Firthside**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N				-				The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation. The site is located within close proximity to the Moray Firth SPA/SAC however no adverse impact is anticipated as a result of development of the site. There is a TPO on the site	Due consideration of the site through the HRA and aboriocultural assessment required.
2	Y/N				=				There may be some protected species within the area	A protected species survey may be required
3	N				=				There may be some impact on the existing green network given the site is currently undeveloped however this is not likely to be significant. Given the size of the site it is unlikely that there will be opportunities for the creation of additional green space	N/A
4	Y				+				The site is be located next to the coastline which may provide people an opportunity to come into contact with a natural environment	N/A
5	N				=				It is unlikely that off site road improvements are likely to be required given suitable access arrangements exist at present	N/A
6	Y				+				There may be some scope for the incorporation of traffic calming measures within the site, such as home zone principles, in the interests of safety	N/A
7	N				=				There are no bad neighbour uses nearby	N/A
8	N				=				There are no known land contamination issues affecting the site at present	N/A
9	N				=				It is understood that development of the site will involve development of private garden space therefore no usable public open space will be lost. It is unlikely that additional green space will be created as a result of the development	N/A
10	N				=				The site will not affect any core paths, rights of way or other access opportunities	N/A
11	N/Y				=				The site is currently greenfield in nature	Ensure development makes best use of site
12	N				=				The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N				=				It is likely that the site will result in the loss	N/A

			of soil through development however this is not considered to be good quality or classed as prime agricultural land	
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in changes to land form and level	N/A

18	N	=	There are no watercourse, lochs or sea within close proximity to the site	N/A
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site contains and is within close proximity to areas of employment in Nairn Town Centre. The development of the site is not likely to result in any significant increase in volumes of traffic	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/Y	=	The site is located around 200m from the low water mark and may be at risk from coastal erosion processes	N/A
23	N	=	There is likely to be limited scope for incorporating renewable energy as part of development of the site	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as the surrounding area is already built up	Design/redevelopment of buildings to also take account of solar orientation
25	Y	++	The site is within close proximity to a number of community, commercial and retail facilities at Nairn town centre. A bus route also runs along the A96 near the site	N/A
26	N	=	Given existing provision it is unlikely that a contribution towards encouraging sustainable travel patterns will be required	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A

29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There is one site identified in the HER	Consultation with the

			within the site	relevant Council departments to identify any measures necessary to ensure redevelopment of the site does not adversely impact on any HER site
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	Y	-	The site is not within any landscape designation. It is considered that development of the site may result in the loss of key views from the road.	Detailed design to maintain key views and vistas.
33	N	=	Development of the site is unlikely to have a significant impact on the local landform	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary as identified in the Highland-wide Local Development Plan	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of lighting

**Site Reference: C1 - Househill**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation.	N/A
2	Y/N			=					There may be some protected species within the area	A protected species survey may be required
3	Y			=					There may be some impact on the existing green network of the area as the site is currently undeveloped. There may be opportunities to facilitate easier movement of species through creation of additional green space as part of development of the site	N/A
4	Y			+					The site is located within close proximity to areas of woodland, including those identified as Long Established Woodland by SNH	N/A
5	Y			+					It is likely that there will be a need for off site road improvements to accommodate the development which may contribute to road safety	N/A
6	Y			+					There may be some scope for the incorporation of traffic calming measures within the site in the interests of safety	N/A
7	N			=					There are no bad neighbour uses nearby	N/A

8	N	=	There are no known land contamination issues affecting the site at present	N/A
9	Y	+	There will be some loss of current open space however this is not considered usable. Development of the site is likely to incorporate additional areas of public open space	N/A
10	N	=	Development of the site will not impact on any core paths, rights of way or other access opportunities	
11	N/Y	=	The site is greenfield in nature	Ensure development makes best use of site
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	N	=	It is likely that the site will result in the loss of soil through development however this is not considered to be good quality or classed as prime agricultural land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to result in changes to land form and level	N/A
18	N	=	There is a burn running through the site however SEPA's 1 in 200 year flood risk does not identify this as at risk of flooding	Development should ensure no channelling, culverting or diverting of this watercourse
19	Y	=	The site can be readily connected to public water and sewerage systems	N/A
20	N	+	The site is not likely to have an impact on air quality	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be opportunities to incorporate some form of renewable technology within the development	N/A
24	Y	+	The site is largely sheltered from the prevailing wind as the surrounding area is already built up	Design/redevelopment of buildings to also take account of solar orientation
25	Y	++	It may be possible to link the site to the existing path network in the area. Currently a bus route runs within close proximity to the site. The site is located	N/A

			within close proximity of employment centres at Balmakeith and within reasonable distance to the town centre which should encourage walking and cycling	
26	Y	+	There will be opportunities for the development to contribute to the development of the Inverness-Nairn Coastal trail. A green travel plan should identify how sustainable travel will be encouraged	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are no HER sites within the site	
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	Y	=	The allocation will materially change the landscape to a more built form at the eastern entrance; however through good quality design and site layout this should not adversely affect the enjoyment of the local landscape. The site will still provide opportunities for recreation	N/A
33	Y	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	Y	+	The site is within the current settlement boundary as identified in the Highland-wide Local Development Plan however is not allocated for any use	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of lighting

**Site Reference: C2 – Househill**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is not likely to affect any natural heritage designation or area identified for importance to nature conservation.	N/A
2	Y/N			=					There may be some protected species within the area	A protected species survey may be required
3	Y			=					The site is likely to have affect on the existing green network given this is a large greenfield site. There may be opportunities for creating additional areas of green space which may allow for easier	N/A

			movement of species as part of development of the site	
4	Y	+	The site may provide opportunity for people to come into contact with nature/natural environments within the site itself or due to its location within close proximity to areas of woodland	N/A
5	Y	+	Development of the site is likely to require off site road improvements, such as upgrading of existing roads, in the interests of safety	N/A
6	Y	+	There is scope to include road safety measures as part of development of the site	N/A
7	Y	=	The site is located next to a sawmill which may cause noise disturbance	A suitable buffer/setback may be required
8	Y	=	No known land contamination issues have been identified at this stage	N/A
9	N	=	There will be some loss of current open space however this is not considered usable. Additional open space is likely to be created as part of development of the site	N/A
10	Y	=	A core path runs along the western boundary of the site which may be affected as part of development of the site	Development should incorporate this core path
11	N/Y	=	The site is greenfield in nature	Ensure development makes best use of site

12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	Y	=	The site will result in loss of soil through development however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of crofting land	N/A
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	Y	=	Development of the site may involve changes to land form and levels.	SUDS are incorporated into the development to deal with any soil and drainage issues
18	N	=		
19	Y	=	It is assumed that the site can be connected to public water and sewerage systems	N/A
20	N	=	The site is located within reasonable proximity to areas of employment and not	N/A

			likely to have an impact on air quality	
21	Y	--	The site is located in its entirety within an area of flooding identified on SEPA's 1 in 200 year flood risk map	A Flood Risk Assessment would be required in support of the site which may determine uses considered suitable for the site
22	N/Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There is scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is generally not sheltered from the prevailing wind but has a principal aspect between SW and SE which will allow it to benefit from solar gain	Landscaping to reduce the effects of this exposure/ siting of buildings to take account of solar orientation
25	Y	-	Development of the site will allow for provision of additional community facilities however this outwith reasonable walking/cycling distance of any residential areas	N/A
26	Y	+	There is likely to be scope for planning gain towards encouraging sustainable travel patterns – this may include provision of additional bus routes/stops to serve the site and to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are no HER sites within the site	
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not located within any landscape designations	N/A
33	Y	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	N/A
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	-	The site is significantly outwith the current settlement boundary and not allocated for any use	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: Nairn NS4, Househill**

1.1.2. Proposed Use: Housing

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	-	Presence of woodland on the site. Connectivity with the Inner Moray Firth SPA and Moray and Nairn Coast SPA.	Due consideration of impacts through the HRA.
2	Y	-	There may impact on priority species and habitats given areas of woodland located within the site	Protected species surveys may be undertaken if required
3	Y	-	The site is likely to have affect on the existing green network given this is a largely greenfield site, albeit with some existing housing. There may be opportunities for creating additional areas of green space which may allow for easier movement of species as part of development of the site	N/A
4	Y	+	The site may provide opportunity for people to come into contact with nature/natural environments within the site itself or due to its location within close proximity to areas of woodland	N/A
5	N	=	There is unlikely to be any off site road improvements as a result of the proposal as an access exists at present	N/A
6	Y	+	There is scope to include road safety measures as part of development of the site, for example traffic calming measures, if required	N/A
7	N	=	There are no bad neighbour uses nearby	N/A
8	N	=	No known land contamination issues have been identified at this stage	N/A
9	N	=	There will be some loss of current open space however this is not considered usable. Additional open space is likely to be created as part of development of the site	N/A
10	Y	=	A core path lies within close proximity to the west of the site however is unlikely to be affected	N/A
11	Y	+/-	The site is partially developed with existing housing; the remainder is green field in nature	N/A
12	N	=	The site does not lie within or adjacent to an un-notified Geological Conservation Review site or Local Geodiversity Site	N/A
13	Y	=	The site will result in loss of soil through development however this is not classed as Prime Agricultural Land	N/A
14	N	=	The site is not located within or functionally connected to any area of peatland	N/A
15	N	=	The site will not involve any loss of	N/A

			crofting land	
16	Y	+	The site offers opportunity for sustainable waste management to be delivered in line with the Council's Managing Waste in New Developments Supplementary Guidance including ensuring sufficient space for kerbside collection/recycling	N/A
17	N	=	Development of the site is unlikely to involve changes to land form and levels	N/A
18	N	=	The site does not contain any watercourses, lochs or sea	N/A
19	Y	=	It is assumed that the site can be connected to public water and sewerage systems	N/A
20	N	=	The site is located within reasonable proximity to areas of employment and not likely to have an impact on air quality.	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N/Y	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There is scope to include some form of renewable energy as part of development of the site	N/A
24	Y	+	The site is somewhat sheltered from the prevailing wind given the surrounding woodland and has a principal aspect between SW and SE which will allow it to benefit from solar gain	Landscaping to reduce the effects of this exposure/ siting of buildings to take account of solar orientation
25	Y	=	The site is within reasonable proximity to Nairn town centre however it is primarily accessed by private car. However the site is relatively small and significant amounts of traffic are unlikely to be generated	N/A
26	Y	+	There is likely to be scope for planning gain towards encouraging sustainable travel patterns – this may include provision of additional bus routes/stops to serve the site and to encourage modal shift	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	Y	-	There is Grade C (S) Listed Building within the site at Househill which includes Walled Garden and gate piers.	Development should consider and reflect the setting of this Listed Building
29	N	=	The site will not affected any site in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are no HER sites within the site	
31	N	=	The site will not affected any Scheduled Ancient Monument	N/A
32	N	=	The site is not located within any landscape designations	N/A
33	Y	=	Development of the site will change the	N/A

			landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	
34	N	=	The site is not inside or likely to affect any area of Wild Land	N/A
35	N	-	The site is outwith the current settlement boundary and not allocated for any use	N/A
36	N	=	It is likely that development of the site will require some street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

### Nairn

The following site was deleted from the Plan post Examination.

#### Site Reference: NA9 – Nairn South

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					There are no natural heritage designations or areas identified for importance to nature conservation likely to be affected by development of the site	N/A
2	Y			=					Both badgers and Great Crested Newts have been sighted in this area	A badger survey may be required along with a protection plan and appropriate mitigation measures. A protected species survey may also be required to identify appropriate mitigation
3	Y			=					It is likely that the site may affect the existing green network given that it is currently undeveloped. Given the size of the site it is likely that additional areas of green space will be created which may facilitate the easier movement of species	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments through the creation of additional greenspace as part of the development	N/A
5	Y				+				Improvements to the local road network will be required as well as connection to the strategic road network	N/A

6	Y	++	There is scope to incorporate homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both. There is also opportunity for significant improvements to the pedestrian and cyclist environment around the development and linkages into the town centre	N/A
7	N	=	No bad neighbour uses or physical constraints have been identified nearby	N/A
8	N	=	The site slightly impinges on 2 potential sources polygons including a timber yard (NA-TMB-1007, NGR 287780:855717) and a timber treatment works (NA-TMB-1009, NGR 287898:855563)	Contamination report may be required to assess any contamination and identify appropriate mitigation measures if required
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is a mixed use development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	There are a number of core paths located within the site. Development of the site is also likely to create additional paths to ensure good connectivity	Development should ensure the identified core paths are maintained as part of development of the site
11	N/Y	-	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N	=	The site is partially classed as Prime Agricultural Land. Development of the site will therefore result in some loss of good quality soil	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not the viability of any crofting unit	N/A

16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	=	It is unlikely that development of the site would have a significant impact on the local landform. Development of the site may facilitate the transition from urban to rural at the edge of the settlement	N/A
18	N	=	There are no watercourses present on the site itself however the Alton Burn runs to the south east of the site	N/A
19	Y	=	Waste and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	=	An area to the south eastern boundary is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk	Flood Risk Assessment may be required/ Any area identified as being at risk of flooding should remain undeveloped
22	N	=	The allocation is over 1.6km from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site has a principal southern facing access	Siting and design to ensure appropriate solar

				orientation
25	Y	+	The allocation is close to existing community facilities and the town centre can be reached by foot in approximately 20 mins. A bus route to the town centre and to the regional centre runs past the site and a bus stop is near by	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	Y	=	There are no Listed Buildings within the site	N/A
29	N	=	The site does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	There are 3 HERs located within the site. In the northern section of the allocation there is a Nairn Parish Crop Mark, the Balblair Ring Ditches to the centre of the allocation and the Broadley Unenclosed Settlement in the southern part of the site	Due consideration should be given to each of these HER sites. Consultation with the relevant Council departments may be required to ensure none of the records are negatively impacted by development of the site
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	Y	-	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection and the site is not within any landscape designation. The Landscape Character Assessment identifies the land as 'Coastal Lowlands'. It is considered that that as the site will developed there will be a material change in its landscape	High quality design throughout and creating a green development through linking with the wider green network for the corridor

			character	
33	<b>N</b>	=	It is unlikely the development will have a significant impact on the local landform	A Sustainable Drainage Plan may be required
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y/N</b>	+	The site is within the Nairn settlement boundary within the Highland-wide LDP and allocated for mixed use development	N/A
36	<b>Y</b>	-	A development of this scale would need to include some lighting in the interests of safety however this would be limited to distributor roads	N/A

North Kessock  
Site Reference: H2 Craigton

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			=					The site is within close proximity to the Moray Forth Special Area of Conservation and may have an impact on its setting however adverse effects are not considered significant	Due consideration should be had to the SAC and its setting
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may have some impact on the green network as it is largely undeveloped. There may be opportunities to create additional green space as part of development of the site	N/A
4	N			=					The site is unlikely to provide opportunity for people to come into contact with nature/natural environments, other than that of open countryside surrounding the site	N/A
5	Y			+					Development of the site may involve some off site road improvements which may contribute to road safety	N/A
6	Y			+					There may scope to incorporate traffic calming measures such as home zone principles within the development which would contribute to improved road safety	N/A
7	N			=					There are no bad neighbour uses however is located within close proximity to a high pressure gas pipeline running adjacent to the A9	Consultation with HSE/ Appropriate setback where required – this is likely to have been addressed as part of the planning application process

8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in some loss open space however development may also include some areas of open space in line with the Council's supplementary guidance	N/A
10	<b>N</b>	=	Development of the site will not affect any Core Path, Rights of Way or other outdoor access opportunities	N/A
11	<b>N/Y</b>	=	The site is largely greenfield in nature	N/A
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site will result in some loss of soil classed as prime agricultural land.	Reuse of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	<b>Y/N</b>	=	Development of the site may result in changes to land form or levels	SUDS to be incorporated
18	<b>N</b>	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	-	The site is within close proximity to the town centre there may be some additional traffic generation contributing to air pollution	Promotion of strong active travel links to encourage walking, cycling and public transport use
21	<b>Y</b>	-	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood	

			risk map	
22	<b>N</b>	=	The site is not identified as being at risk from coastal flooding	N/A
23	<b>N</b>	=	No renewable energy uses are proposed for the site. Development of the site will be encouraged to make use of micro renewables in line with the Council's sustainable design guide	N/A
24	<b>Y/N</b>	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	<b>Y</b>	+	The site is slightly outwith 400m straight line distance of the town centre/community facilities however is within close proximity to a bus route. The site itself will also create additional employment opportunities within close proximity to residential areas	N/A
26	<b>Y</b>	+	The site may provide some opportunity to financial gain towards encouraging sustainable travel patterns	N/A
27	<b>N</b>	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	<b>N</b>	=	The site will not impact on any Listed Building and/or their setting	N/A
30	<b>N</b>	=	The site will not affect any site identified in the HER	N/A
31	<b>N</b>	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	<b>Y</b>	-	The site does not lie within any landscape designations however may have an impact on the setting of the Beaully Firth	Sensitive siting and design
33	<b>Y/N</b>	=	There may be some impact on local landform/level which may result in soil/drainage issues	SUDS to be incorporated
34	<b>N</b>	=	The site will not affect any area of wild	N/A

			land	
35	Y	+	The site is allocated in the Ross and Cromarty East Local Plan and is within the RACE LP settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: H3 Craigton**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			=					The site is within close proximity to the Moray Firth Special Area of Conservation and may have an impact on its setting however adverse effects are not considered significant	Due consideration should be had to the SAC and its setting
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may have some impact on the green network as it is largely undeveloped. There may be opportunities to create additional green space as part of development of the site	N/A
4	N			=					The site is unlikely to provide opportunity for people to come into contact with nature/natural environments, other than that of open countryside surrounding the site	N/A
5	Y			+					Development of the site may involve some off site road improvements which may contribute to road safety	N/A
6	Y			+					There may scope to incorporate traffic calming measures such as home zone	N/A

			principles within the development which would contribute to improved road safety	
7	<b>N</b>	=	There are no bad neighbour uses however is located within close proximity to a high pressure gas pipeline running adjacent to the A9	Consultation with HSE/ Appropriate setback where required – this is likely to have been addressed as part of the planning application process
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in some loss open space however development may also include some areas of open space in line with the Council's supplementary guidance	N/A
10	<b>N</b>	=	Development of the site will not affect any Core Path, Rights of Way or other outdoor access opportunities	N/A
11	<b>N/Y</b>	=	The site is largely greenfield in nature	N/A
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	-	The site will result in some loss of soil classed as prime agricultural land.	Reuse of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	<b>Y/N</b>	=	Development of the site may result in changes to land form or levels	SUDS to be incorporated
18	<b>N</b>	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A

19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	-	The site is within close proximity to the town centre there may be some additional traffic generation contributing to air pollution	Promotion of strong active travel links to encourage walking, cycling and public transport use
21	Y	-	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	N	=	No renewable energy uses are proposed for the site. Development of the site will be encouraged to make use of micro renewables in line with the Council's sustainable design guide	N/A
24	Y/N	=	It is likely that the site is open to the prevailing wind – development should take account of solar orientation	Landscaping may be capable of providing a suitable buffer from the prevailing wind
25	Y	+	The site is slightly outwith 400m straight line distance of the town centre/community facilities however is within close proximity to a bus route. The site itself will also create additional employment opportunities within close proximity to residential areas	N/A
26	Y	+	The site may provide some opportunity to financial gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	N	=	The site will not affect any site identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled	N/A

			Ancient Monument and/or its setting	
32	Y	-	The site does not lie within any landscape designations however may have an impact on the setting of the Beauty Firth	Sensitive siting and design
33	Y/N	=	There may be some impact on local landform/level which may result in soil/drainage issues	SUDS to be incorporated
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated in the Ross and Cromarty East Local Plan and is within the RACE LP settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

**Site Reference: NS122 Land at Bellfield**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	=	The site is within close proximity to the Moray Firth Special Area of Conservation and may have an impact on its setting however adverse effects are not considered significant	Due consideration should be had to the SAC and its setting
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	The site may have some impact on the green network as it is largely undeveloped. There may be opportunities to create additional green space as part of development of the site	N/A
4	N	=	The site is unlikely to provide opportunity for people to come into contact with nature/natural environments, other than that of open countryside surrounding the site	N/A
5	Y	+	Development of the site may involve some off site road improvements which may contribute to road safety	N/A
6	Y	+	There may scope to incorporate traffic calming measures such as home zone principles within the development which	N/A

			would contribute to improved road safety	
7	N	=	There are no bad neighbour uses however it is located within close proximity to a high pressure gas pipeline running adjacent to the A9	Consultation with HSE/ Appropriate setback where required – this is likely to have been addressed as part of the planning application process
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss open space however development may also include some areas of open space in line with the Council's supplementary guidance	N/A
10	Y	+	The Charlestown West Circuit path is located through the site and may be impacted by development	Development should incorporate this core path
11	N/Y	+/-	The site is largely greenfield in nature and is partially developed as a housing site	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in some loss of soil classed as prime agricultural land.	Reuse of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	Y/N	=	Development of the site may result in changes to land form or levels	SUDS to be incorporated
18	N	=	The site is does not contain and is not located within close proximity to any watercourse, loch or sea	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	-	The site is within close proximity to the town centre there may be some additional traffic generation contributing to air pollution	Promotion of strong active travel links to encourage walking, cycling and public transport use
21	N	=	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	Y	+	There may be scope to incorporate some form of renewable energy within the development	N/A
24	Y/N	=	It is likely that the site is open to the prevailing wind – development should	Landscaping may be capable of providing a

			take account of solar orientation	suitable buffer from the prevailing wind
25	Y	+	The site is slightly outwith 400m straight line distance of the town centre/community facilities but is within close proximity to a bus route. The site itself will also create additional employment opportunities within close proximity to residential areas	N/A
26	Y	+	The site may provide some opportunity to financial gain towards encouraging sustainable travel patterns	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	N	=	The site will not affect any site identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	N	=	The site does not lie within any landscape designations	N/A
33	Y/N	=	There may be some impact on local landform/level which may result in soil/drainage issues	SUDS to be incorporated
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is allocated in the Ross and Cromarty East Local Plan and is within the RACE LP settlement boundary	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting

## Seaboard Villages

Site Reference: H1 Park Street

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known bad neighbourhood uses near the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in some loss of usable open space given the site is greenfield in nature however development of the site	N/A

			would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	
10	Y	=	A path contained in the Highland Path Record lies adjacent to the north east boundary of the site	Provide connection to path where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is close to the village centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A

22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is largely enclosed by landform and vegetation and therefore unlikely to be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site lies close to the village centre, and approximately 50m straight line distance from bus stops from which local services operates	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site will not affect a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. The site will not impact upon any key views and is unlikely to affect any valued landscape features	N/A
33	<b>N</b>	=	The site is relatively flat and therefore unlikely to require any significant re-contouring	N/A

34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H4 Cadboll Farm South**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y			+					Off site road improvements may be required	N/A
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A

7	Y	-	Overhead lines run adjacent to the northern boundary of the site	Minimum clearance to be maintained between the conductors, ground, roads, trees and objects on which a person may stand
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	Several paths contained in the Highland path record lie adjacent to the boundaries of the site	Provide connections to paths where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A

18	<b>N</b>	=	There are no water courses within or close to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	-	The site some distance of the village centre which may increase car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	<b>N</b>	-	The site lies some distance from the village centre and approximately 600m straight line distance from bus stops from which local services operate	Contribution to sustainable travel patterns may be required
26	<b>Y</b>	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	<b>N</b>	=	The site will not affect a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	-	The site may affect locally important archaeology sites identified in the Historic	Consultation with relevant internal Council

			Environment Record associated with Hilton of Cadboll Chapel	department to agree any necessary mitigation measures
31	Y	-	The site may the setting of Hilton of Cadboll Scheduled Monument to the south to of the site.	If set back enough from the edge of the slope significant effects on the setting of the site can be mitigated. However if the site goes down the slope to the boundary of the scheduled monument there is potential for a very significant impact
32	Y	-	The site is not located within any landscape designations. No landscape capacity identified in capacity assessment. Likely landscape and visual impacts, contrasting to character of landscape and existing settlement pattern. Furthermore the site is separated from the settlement by change of ground levels	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site slopes steeply towards the coast and therefore may require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H5 Cadboll Farm Mid**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A

2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	Overhead lines traverse parts of the site	Minimum clearance to be maintained between the conductors, ground, roads, trees and objects on which a person may stand
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	Several paths contained in the Highland path record lie adjacent to the boundaries of the site	Provide connections to paths where possible

11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	=	It is likely that the site will result in loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or close to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	-	The site some distance of the village centre which may increase car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance	N/A

			which will encourage the use of micro renewables on site	
24	Y	=	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	N	-	The site lies some distance from the village centre and approximately 850m straight line distance from bus stops from which local services operate	Contribution to sustainable travel patterns may be required
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site will not affect a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not affect any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. No landscape capacity identified in capacity assessment. Likely landscape and visual impacts, contrasting to character of landscape and existing settlement pattern.	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site slopes gently and is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A

36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting
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**Site Reference: H6 Cadboll Farm North**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site lies to the west of an area of long established woodland	Setback development from woodland; management plan may be required
2	Y/N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y				-				Overhead lines traverse parts of the site and it lies adjacent to an industrial estate	Minimum clearance to be maintained between the conductors, ground, roads, trees and objects on which a person may stand; Noise Assessment

				may be required
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>Y</b>	=	Several paths contained in the Highland path record lie adjacent to the boundaries of the site	Provide connections to paths where possible
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	=	It is likely that the site will result in loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or close to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	<b>N</b>	-	The site some distance of the village centre which may increase car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	<b>N</b>	-	The site lies some distance from the village centre and approximately 850m straight line distance from bus stops from which local services operate	Contribution to sustainable travel patterns may be required
26	<b>Y</b>	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	<b>N</b>	=	The site will not affect a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect any locally important archaeology sites identified in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not affect any Scheduled Monument or its setting	N/A

32	Y	-	The site is not located within any landscape designations. No landscape capacity identified in capacity assessment. Likely landscape and visual impacts, contrasting to character of landscape and existing settlement pattern.	Landscape and Visual Impact Assessment and Landscape Framework may be required; mature woodland should be retained and safeguarded
33	N	=	The site slopes gently it is therefore unlikely significant re-contouring will be required	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H7 Shandwick Farm North**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance to nature conservation	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with	N/A

			nature/natural environments as it is located close to the coast and open countryside	
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	Overhead lines lie adjacent to the eastern boundary of the site	Minimum clearance to be maintained between the conductors, ground, roads, trees and objects on which a person may stand
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections existing path network where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and much of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste	N/A

			management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A historically straightened minor watercourse lies on the western boundary of the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site some distance of the village centre which may increase car travel contributing to air pollution	N/A
21	Y	-	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map. However SEPA have noted that there is a possibility of fluvial flooding on the site	Flood Risk Assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	Y	+	The site lies some distance from the village centre and approximately 400m straight line distance from bus stops from which local services operate	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to	N/A

			sustainable travel patterns may be required	
27	<b>N</b>	=	The site will not affect a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	-	The site may affect a locally important archaeology sites identified in the Historic Environment Record associated with the Scheduled Monument Clach a' Charridh	Consultation with relevant internal Council department to agree mitigation measures
31	<b>Y</b>	-	The site may affect the setting of the Clach a' Charridh cross slab Scheduled Monument which lies to the west.	This stone has always had a relationship with the sea, it is located on a raised beach overlooking the coast and was a prominent sea marker in the past. Design Statement likely to be required to illustrate how this visual relationship will be kept open
32	<b>Y</b>	-	The site is not located within any landscape designations. No landscape capacity identified in capacity assessment. Likely landscape and visual impacts, contrasting to character of landscape and settlement pattern.	Landscape and Visual Impact Assessment and Landscape Framework may be required; mature woodland should be retained and safeguarded
33	<b>N</b>	=	The site is relatively flat and therefore unlikely significant re-contouring will be required	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	<b>Y/N</b>	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light	Restricted use of street lighting

			pollution	
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**Site Reference: H8 Shandwick Farm South**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site lies adjacent to the Moray Firth Special Conservation Area and southern end overlaps with Rosemarkie to Shandwick Coast Site of Special Scientific Interest	Management Plan and Impacts Appraisal likely to be required
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y				-				Overhead lines traverse a small part of the site	Minimum clearance to be maintained between the conductors, ground, roads, trees and objects on which a person may stand
8	N			=					There are no known land contamination	N/A

			issues affecting the site	
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A number of paths lie within and close to the boundaries of the site	Retain paths within site and provide connections existing path network where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and much of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	The Moray Firth lies beyond the southern boundary of the site	Set back from coast will be required
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site some distance from the village centre which may increase car travel	N/A

			contributing to air pollution	
21	Y	-	A small part of the site is identified as being at risk of coastal flooding on SEPA's 1 in 200 year flood risk map	Flood Risk Assessment may be required
22	Y	-	The site may be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	Y	+	The site lies some distance from the village centre and approximately 325m straight line distance from bus stops from which local services operate	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site will not affect a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	The site may affect a locally important archaeology sites identified in the Historic Environment Record associated with the Scheduled Monument Clach a' Charridh to the north west and Old Shandwick Chapel and Cemetery directly north	Consultation with relevant internal Council department to agree mitigation measures
31	Y	-	The site may affect the setting of the Clach a' Charridh cross slab Scheduled Monument which lies to the west	This stone has always had a relationship with the sea, it is located on a

				raised beach overlooking the coast and was a prominent sea marker in the past. Design Statement likely to be required to illustrate how this visual relationship will be kept open
32	Y	-	The site is not located within any landscape designations. No landscape capacity identified in capacity assessment. Likely landscape and visual impacts, contrasting to character of landscape and settlement pattern.	Landscape and Visual Impact Assessment and Landscape Framework may be required; mature woodland should be retained and safeguarded
33	N	=	The site is relatively flat and therefore unlikely significant re-contouring will be required	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: MU1 Adjacent to Football Ground**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y			=					The site is unlikely to affect any natural heritage designation or are identified for its importance to nature conservation	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is	N/A

			greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y	-	The site lies adjacent to an industrial estate	Noise Assessment may be required
8	N	=	There are no known land contamination issues	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A path contained in the Highland Path Records lies adjacent to the western boundary of the site	Provide connection existing path network where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and a small part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A

15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	=	The site is within reasonable distance from the village centre which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site lies close to the village centre and approximately 130m straight line distance from bus stops from which local services operate	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to	N/A

			sustainable travel patterns may not be required	
27	N	=	The site will not affect a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not affect any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. However there is potential for landscape and visual impacts	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site slopes gently and is therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary in the Ross and Cromarty East Local Plan and allocated for special uses	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: Seaboard Villages NS13 – Land North East of Shore Street**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	=	The site may have connectivity to the Moray Firth SAC.	Any development to connect to the public water/waste water network
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species

				present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create/retain areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	Footpath Linkages should be provided to ensure adequate linkage to the nearby open space.
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	Y	+	There is scope to incorporate road safety measures, such as designing streets principles, as part of development of the site	Developer requirement to ensure the delivery of designing street principles.
7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance as part of any residential development on the site.	Developer requirement to be include in relation to open space provision in line with the Open Space in New Residential Development: Supplementary Guidance
10	N	=	The site will not affect any core paths, rights of way or other outdoor access opportunities, however there is a core path running adjacent to the site.	Connections to the current core path network should be provided through the development.
11	Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments	Developer requirement to be include in relation to waste provision in line with the Managing Waste

			including leaving enough space for kerbside collection/recycling	in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	Developer requirement for the use of SuDS.
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is close to the village centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	=	The site is in a slightly exposed area. The site has a north west-south east facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site lies close to the village centre, and approximately 50m straight line distance from bus stops from which local services operate	Connections would be required to the existing walking and cycling network.
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site will not affect a Conservation Area.	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	-	The site is not located within any landscape designations. The site is likely to materialise in this area.	Sensitive design and retention of key views and vistas.
33	Y/N	=	Development of the site will change the landform to a more densely developed urban form. The impact of this will depend on the detailed site layout	Sensitive design and retention of key views and vistas.
34	N	=	The site will not affect any area of wild land	N/A
35	Y	-	The site is currently within the settlement	N/A

			boundary in the Ross and Cromarty East Local Plan and allocated for housing.	
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: Seaboard Villages NS91 Cadboll Farm**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	=	The site may have connectivity to the Moray Firth SAC.	Any development to connect to the public water/waste water network
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create/retain areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	Footpath Linkages should be provided to ensure adequate linkage to the nearby open space.
5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	Y	+	There is scope to incorporate road safety measures, such as designing streets principles, as part of development of the site	Developer requirement to ensure the delivery of designing street principles.
7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance as part of any residential development on the site.	Developer requirement to be include in relation to open space provision in line with the Open Space in New Residential Development: Supplementary Guidance
10	Y	=	Several paths contained in the Highland	Provide connections to

			path record lie adjacent to the boundaries of the site	paths where possible
11	Y	-	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Developer requirement to be include in relation to waste provision in line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	Developer requirement for the use of SuDS.
18	N	=	There are no water courses within or close to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	-	The site some distance of the village centre which may increase car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	Y	=	The site is exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Shelter belt planting may be required. Design of buildings to take account of solar orientation
25	N	-	The site lies some distance from the village centre and approximately 850m straight line distance from bus stops from which local services operate	Connections would be required to the existing walking and cycling network.
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	N	=	The site will not affect a Conservation Area	N/A

28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not affect any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. No landscape capacity identified in capacity assessment. Likely landscape and visual impacts, contrasting to character of landscape and existing settlement pattern.	Landscape and Visual Impact Assessment and Landscape Framework may be required; mature woodland should be retained and safeguarded
33	N	=	The site slopes gently it is therefore unlikely significant re-contouring will be required	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Strathpeffer**

**Site Reference: H1 Nutwood House Field**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The proposed site access runs through Ancient Woodland and the site is enclosed by this woodland on its northern and western sides	Woodland Management Plan may be required. Trees should be retained and protected, where retention is not possible replanting will be required
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located adjacent to an Ancient Woodland and in close proximity of open areas of countryside	N/A
5	N			=					It is unlikely that off-site road improvements will be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known bad neighbourhood uses near the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A

9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	The site will not affect any core path, right way or path contained in the Highland Path Record. The allocation could provide new access opportunities to link to the wider path network	N/A
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There is a small watercourse running past the northern-most corner of the site	Development may require to be set back from the watercourse
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	Surrounding mature woodland may shelter the site from prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	The site is within 400m straight line distance of Strathpeffer village centre. There are bus stops in the village from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	Y	-	The site lies adjacent to Strathpeffer Conservation Area	Design Statement will be required. Development should reflect the scale and character of buildings within the Conservation Area i.e. generous separation, good design and quality finishes
28	N	=	Whilst there are a number of Listed Buildings in close proximity to the site, the presence of mature woodland between the site and Listed Buildings allows the setting of these Listed Buildings not to be harmed	N/A
29	Y	-	The site could affect the setting of Castle	The masterplan should give regard to the setting

			Leod Designed Landscape	of Castle Leod Designed Landscape
30	N	=	A locally important archaeological site identified in the Historic Environment Record, the Eaglestone, lies to the east of the site. However, given the presence of mature woodland between the site and archaeological site it will not be affected	N/A
31	N	=	The Eaglestone Scheduled Monument (also known as Clach an Tiompain) lies to the east of the site. However, given the presence of mature woodland between the site and Scheduled Monument it will not be affected	N/A
32	N	=	The site is not located within any landscape designations. The site enclosed by Ancient Woodland on its northern and western boundaries and groupings of mature trees are present on its eastern and southern boundaries. These trees allow key views to be unaffected by the site. The Ancient Woodland and other groupings of mature trees are valued landscape features which should be retained	Existing woodland at the site boundaries should be retained
33	N	=	The site is relatively flat and therefore likely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H3 - Please note this site has been subject to a planning**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		

1	<b>N</b>	=	The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	<b>Y/N</b>	--	There may be protected species in the area (Loch Kinellan)	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	<b>Y</b>	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	<b>Y</b>	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	<b>Y</b>	+	Off site road improvements may be required, for example speed bumps on Kinellan Drive	N/A
6	<b>Y</b>	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	<b>N</b>	=	There are no known bad neighbourhood uses near the site	N/A
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>Y</b>	=	A core path lies adjacent to the north west boundary of the site and a link road contained on the Highland Path Record lies to the south. These paths should be	Provide connections to existing path network

			maintained and opportunities explored to link into the development	
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or close to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source.	N/A

			The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	<b>N</b>	-	The site is relatively exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	Although the site lies some distance from the village centre, it is within 100m straight line distance of a bus stop from which local services operate and approximately 450m from Strathpeffer Primary School	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site is not within or likely to affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. The site is elevated and may have potential landscape and visual impacts and effect on distinction between Kinellan and Strathpeffer.	Landscape and Visual Impact assessment may be required. Substantial early structural tree planting should be undertaken to help integrate development into the landscape.
33	<b>Y</b>	-	The site is elevated and undulating and therefore likely to significant re-contouring	Potential for substantial planted areas on higher parts of site to minimise

				significant re-contouring
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H4 Ardival North East**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y			+					Off site road improvements may be required	N/A
6	Y			+					There is scope to incorporate road safety measures, such as home zone principles,	N/A

			as part of development of the site	
7	<b>N</b>	=	There are no known bad neighbourhood uses near the site	N/A
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>Y</b>	=	A core path lies adjacent to the western boundary of the site	Connection to core path should be provided where possible
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or adjacent to the site	N/A

19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is some distance from the village centre but is within 350m straight line distance of a bus stop. This may reduce additional traffic which may contribute to air pollution	N/A
21	N	=	No part of the site is at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is elevated and relatively exposed to prevailing wind. The site has a south eastern aspect	Shelter belt planting maybe required. Design of buildings to take account of solar orientation
25	Y	+	The site is some distance from the village centre but is within 350m straight line distance of a bus stop from which local services operate	N/A
26	N	=	Given the size of the site and proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	Y	-	The site may impact upon views from Castle Leod Garden and Designed Landscape	Landscape and Visual Impact Assessment may be required
30	N	=	The site will not affect locally important	N/A

			archaeology sites identified in the Historic Environment Record	
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. No landscape capacity identified in landscape capacity assessment. Likely landscape and visual impacts, particularly from A834 and the wider setting of Strathpeffer	Landscape and Visual Impact Assessment may be required
33	Y	-	The site is elevated and slopes relatively steeply therefore significant re-contouring may be required	Potential for substantial planted areas on higher parts of site to minimise significant re-contouring. Terrace type development will also reflect natural topography and limit re-contouring
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H5 Ardival South East**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact

				through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y	+	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path lies adjacent to the eastern boundary of the site	Connection to core path should be provided where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally

14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	=	The site is some distance from the village centre but is within 400m straight line distance of a bus stop. This may reduce additional traffic which may contribute to air pollution	N/A
21	<b>N</b>	=	No part of the site is at risk from fluvial or coastal flooding as shown on SEPA's flood map or from local knowledge	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	-	The site is elevated and relatively exposed to prevailing wind. The site has a south eastern aspect	Shelter belt planting maybe required. Design of buildings to take account of solar orientation

25	Y	+	The site is some distance from the village centre but is within 400m straight line distance of a bus stop from which local services operate	N/A
26	N	=	Given the size of the site and proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	No part of the site is within or will affect the setting of a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. Extending development significantly up hill slopes would contract to landscape character and setting of the village	Landscape and Visual Impact Assessment may be required
33	Y	-	The site is elevated and slopes relatively steeply therefore significant re-contouring may be required	Potential for substantial planted areas on higher parts of site to minimise significant re-contouring. Terrace type development will also reflect natural topography and limit re-contouring
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of	Restricted use of street lighting

			safety which may contribute to light pollution	
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**Site Reference: H6 Kinellan South East**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y				-				Proximity to Loch Kinellan (Slavonian Grebe) and Great Crested Newt habitat	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y				+				Off site road improvements may be required, for example speed bumps on Kinellan Drive	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known bad neighbourhood uses near the site	N/A
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y			=					The site will result in some loss of usable open space given the site is greenfield in nature however development of the site	N/A

			would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	
10	N	=	The site will not affect any core paths, rights of way or path contained in the Highland Path Record	Explore opportunities to link path to the wider network
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	There is a small water course at the north east edge of the site	Allow space for development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to the village centre which may reduce car travel contributing to air pollution	N/A
21	Y	-	Whilst no part of the site is identified as	Drainage Strategy may

			being at risk of flooding on SEPA's 1 in 200 year flood risk map, there is a small water course on the north east edge of the site and there are records of ponding at the inlet to the culvert beneath Kinellan Drive which affects the site	be required
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	-	The site is sheltered to the north east and east by built development and a mature tree belt respectively, these offer some shelter from prevailing wind. The site has a south eastern aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	Although the site lies some distance from the village centre, it is within 100m straight line distance of a bus stop from which local services operate and approximately 450m from Strathpeffer Primary School	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site is not within or likely to affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A

31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site is undulating and may have potential landscape and visual impacts and effect on distinction between Kinellan and Strathpeffer. Trees protected by a Tree Preservation Order lie to the east.	Landscape and Visual Impact assessment may be required. Substantial early structural tree planting should be undertaken to help integrate development into the landscape. Trees safeguarded by a Tree Preservation Order must be protected by setting buildings back a minimum of 20m from the woodland edge
33	Y	-	The site is undulating and therefore likely to significant re-contouring	Potential for substantial planted areas on higher parts of site to minimise significant re-contouring
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing expansion in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: Strathpeffer NS16 , North of Former Railway Station**

1.1.3. Proposed Use: Business

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	N	=	The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage.	N/A
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to

				ensure no adverse impact through development
3	Y	-	The site is likely to affect the present green network of the area as it is greenfield in nature and there are a number of mature trees close to the site. However development of the site may provide opportunities to enhance the present green network of the area.	
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y	+	Off site road improvements may be required, for an example a new or upgraded access	N/A
6	Y	+	There is scope to incorporate road safety measures, for example speed bumps	N/A
7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues that may affect the site	N/A
9	N	=	The site will not have any impact on useable open space. As it is proposed to be developed for business use it is unlikely create an opportunity for development of additional public space	N/A
10	N	=	The site will not affect any core paths or rights of way	Explore opportunities for relocating the path
11	N/Y	=	The site is greenfield	Ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	It is likely that the site will result in loss of soil and much of the site is Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y	-	The site slopes gently from north to south and therefore development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A small water course runs through the site	Do not culvert water courses, allow space for restoration and

				development of natural processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	N	=	The site lies within walking distance to the village centre and would create employment opportunities. It is therefore unlikely it would generate a significant amount of additional traffic which would contribute to air pollution.	N/A
21	N	-	No part of the site is at risk from fluvial or costal flooding as shown on SEPA's food map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is exposed to the north and therefore may be affected by prevailing wind. It has a principal aspect between south east and south west	Design of buildings to take account of solar orientation
25	Y	+	The site lies adjacent to the former railway station which is now occupied by a number of small business units including a café and the Museum of Childhood. It is also within walking distance of the village centre connected by an existing footway.	N/A
26	Y	+	The site may provide an opportunity for a financial contribution towards encouraging more sustainable travel patterns.	N/A
27	Y	-	The site lies adjacent to Strathpeffer Conservation Area. There are mature trees between the conservation area and the site that may serve to limit any adverse impact upon the setting of the conservation area.	A design statement may be required to illustrate any impact on the Conservation Area
28	Y	-	A number of B Listed buildings within Strathpeffer Conservation Area lie close to the site. Whilst their immediate settings are unlikely to be seen in the context of the site, its development may have an impact upon the approach to Strathpeffer and therefore the wider setting of the Conservation Area and Listed Buildings.	Design of buildings should respect the setting of Listed Buildings. A design statement may be required.
29	Y	=	The site lies south of the Castle Leod Designed Landscape. Development of the site may affect its setting.	Design of buildings should respect the setting of the designed landscape. A design statement may be

				required.
30	N	=	The site will not affect any locally important archaeology sites identified in the Historic Environment Record, however given its historic setting the site maybe of wider archaeological interest	Archaeological investigations may be required prior to any development of the site.
31	Y	-	The site may affect the setting of the Clach an Tiompain symbol stone scheduled monument that lies to the north of the site.	Design of buildings should respect the setting of the scheduled monument. A design statement may be required.
32	Y	-	The site is not located within any landscape designations. However the site does form an attractive gateway to Strathpeffer and would have an impact upon views of open farmland from the A834 on approach to Strathpeffer.	Landscape and visual impact assessment may be required.
33	Y	-	The site slopes gently from north to south and therefore may have an affect on local landform. SUDS would be required to control drainage.	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site adjacent to the Strathpeffer settlement boundary in the Ross and Cromarty East Local Plan.	N/A
36	Y	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

#### Site Reference: Strathpeffer NS2, Kinellan Mid

##### 1.1.4. Proposed Use: Housing

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	N	=	The site is unlikely to affect any natural heritage designation.	N/A
2	Y	--	Scottish Natural Heritage have concerns regarding the proximity of a nearby site (H2) to a protected species (Slavonian Grebe) breeding site (Loch Kinellan). There is a potential adverse effect on species via recreational disturbance and/or reduction in water quality.	A protected species survey required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y	+	The site may provide an opportunity for	N/A

			people to come into contact with nature/natural environments as it is located close to open countryside	
5	Y	+	Off site road improvements may be required, for example traffic calming measures	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbourhood uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	The site will result in some loss of usable open space given the site is greenfield in nature however development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	Y	=	A core path lies close to the northern boundary of the site and a right of way lies close to the western boundary. These paths should be maintained and opportunities explored to link into the development	Provide connections to existing path network
11	N/Y	-	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A small water course lies adjacent to the northern boundary of the site	Allow space for restoration and development of natural processes
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is within reasonable distance to	N/A

			community facilities and approximately 1km from the village centre which may reduce car travel contributing to air pollution	
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	-	The site is relatively exposed and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	+	Although the site lies some distance from the village centre, it is within 200m straight line distance of a bus stop from which local services operate and approximately 500m from Strathpeffer Primary School	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site is not within or likely to affect the setting of a Conservation Area	N/A
28	Y	-	The site may adversely affect the setting of Kinellan Farmhouse which is a C(s) Listed Building. This building lies directly adjacent to the western boundary of the site. The setting of this Listed Building must be respected.	Design statement likely to be required, outcome may limit level and layout of development
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The C(s) Listed Kinellan Farmhouse is also contained in the Council's Historic Environment Record.	Design statement likely to be required, outcome may limit level and layout of development
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site is elevated and may have potential landscape and visual impacts and effect on distinction between Kinellan and Strathpeffer.	Landscape and Visual Impact assessment may be required. Substantial early structural tree planting should be undertaken to help integrate development into the landscape.
33	Y	-	The site is elevated and undulating and therefore likely to significant re-contouring	Potential for substantial planted areas on higher

				parts of site to minimise significant re-contouring
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	Approximately one third of the site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

### Strathpeffer

The following site was deleted from the Plan post Examination

### Site Reference: SP2 Railway Station

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may affect the present green network as it would result in the loss of path a country path contained in the Highland Path Record	Explore opportunities for relocating the path
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to open countryside	N/A
5	Y			+					Off site road improvements may be required, for example a car park	N/A
6	Y			+					There is scope to incorporate road safety measures, for example speed bumps	N/A
7	N			=					There are no known bad neighbourhood uses near the site	N/A

8	Y	-	As it is the site of a former rail station land contamination issues may affect the site	A Contaminated Land Report may be required to identified any necessary mitigation measures
9	N	-	The site will result in some loss of usable open space given that the site lies partially within woodland and a path contained within the Highland Path Record runs through the site	Explore opportunities for providing new opportunities to link to open space
10	Y	-	A path contained on the Highland Path Record runs through the site	Explore opportunities for relocating the path
11	Y	+	The was previously used as a railway station/rail line	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil however this is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	N	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The preferred option for the site is to	N/A

			reopen the former railway as tourist line. This may reduce car borne tourist journeys which may contribute to a reduction in air pollution	
21	<b>N</b>	=	No part of the site is at risk from fluvial or costal flooding as shown on SEPA's food map or from local knowledge	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is surrounded by mature woodland and therefore unlikely to be exposed to prevailing wind. It has a principal aspect between south east and south west	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	The site lies adjacent to the former railway station which is now occupied by a number of small business units including a café and the Museum of Childhood. The development will also provide a transport facility within walking distance of residential areas	N/A
26	<b>N</b>	=	Reopening of the railway may encourage more sustainable travel patterns	N/A
27	<b>Y</b>	+	Part of the site lies within Strathpeffer Conservation Area. A reopened railway has the potential to contribute positively to the Conservation Area	Design of the new railway should complement the Conservation Area
28	<b>Y</b>	+	The site may affect the setting of the B Listed Strathpeffer Railway Station which lies adjacent to the site. A reopened railway has the potential to contribute positively to the Conservation Area	Design of the new railway should complement the Listed Building
29	<b>N</b>	=	No part of the site is within or will affect the setting of a site identified in the Inventory of Gardens and Designed	N/A

			Landscapes	
30	<b>N</b>	=	The site will not affect locally important archaeology sites identified in the Historic Environment Record	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. The site may result in the loss of some mature trees	A Woodland Management Plan may be required
33	<b>N</b>	=	The site is relatively flat it is therefore unlikely any significant re-contouring will be required	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	=	The site is partially within the settlement boundary in the Ross and Cromarty East Local Plan. The part that lies within the settlement boundary is allocated for amenity uses.	N/A
36	<b>Y/N</b>	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

## Site Reference: H3 Morangie Road

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				It is likely that development of the site will affect the green network as the site is greenfield, it also contains green space identified in the Highland Open Space Audit. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y				-				An industrial estate lies directly east of the site	Noise Assessment may be required
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y				-				The site will result in some loss of usable open space as the site is greenfield in nature however development of the site	N/A

			would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	
10	<b>N</b>	=	The site will not affect any core path, right of way or path contained in the Highland Path Record	Explore opportunities to connect to the wider path network
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil and a large part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or close to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is close to the town centre and adjacent to public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year	N/A

			flood risk map	
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	-	The site is relatively exposed and therefore may be exposed to prevailing wind. The site has a principal south facing aspect	N/A
25	<b>Y</b>	+	Bus stops lie close to the western boundary of site from which local services operate	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site lies close to the western boundary of Tain Conservation Area however given the presence of a buffer and mature landscaping between the site and the Conservation Area its setting is unlikely to be affected	N/A
28	<b>Y</b>	-	Development of the site may affect the setting of the B Listed Mayfield House	Consultation with the relevant Council department may be required to ensure no negative impact on the setting of this Listed Building
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	-	The site may affect a number of locally important archaeological sites contained in the Historic Environment Record	Consultation with the relevant Council department may be required to ensure no negative impact on locally

				important archaeological sites contained in the Historic Environment Record
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Key views over the site to the Dornoch Firth may be negatively affected as may mature trees that form the northern boundary of the site	Compliance with development brief prepared for the site; Landscape and Visual Impact Assessment and Design Statement to support planning application addressing issues raised in development brief
33	N	=	The site slopes gently and therefore is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated for housing in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H6 Hartfield**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact

				through development
3	<b>N</b>	=	The site is likely to affect the present green network of the area as it is a greenfield site. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	<b>Y</b>	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the open countryside	N/A
5	<b>Y</b>	=	Off site road improvements may be required	N/A
6	<b>Y</b>	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	<b>Y</b>	-	The site lies adjacent to the A9 Trunk Road	Transport and Noise Assessment may be required
8	<b>N</b>	=	There are no known contaminated land issues	N/A
9	<b>N</b>	+	The site will result in some loss of useable open space as it is a greenfield site. Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	N/A
10	<b>N</b>	=	A national cycle network route runs close to the western boundary of the site	Connections should be made to existing routes where possible
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally

14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	=	A small watercourse runs along the southern boundary of the site that has been historically straightened	Allow space for restoration and development of natural processes in the future
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	=	The site is some distance from the town centre, however bus stops are located within 200m of the site, this may encourage public transport contributing to reducing air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map, however a Flood Risk Assessment may be required if development is proposed close to the watercourse.	Allocating greenspace or a buffer zone in vicinity of water course
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A

24	Y	=	The site is relatively enclosed and therefore may not be exposed to prevailing wind. The site has a principal south facing aspect	N/A
25	Y	+	Bus stops lie within 200m straight lie boundary from the site, local services operate from these stops. It lies approximately 300m straight line distance from Tain Royal Academy	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within, nor will it affect the setting of a Conservation Area	N/A
28	N	=	The site will not impact on any listed building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record will be affected by the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Capacity identified in landscape study provided advance design/planting takes place. Development of site may affect key views from A9 Trunk road	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site slopes gently and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of	Restricted use of street

			safety which may contribute to light pollution	lighting
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**Site Reference: H7 Arthurville East**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					The site is likely to affect the present green network of the area as it is a greenfield site. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the open countryside	N/A
5	Y			=					Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N			=					There are no known bad neighbour uses within or close to the site	N/A
8	N			=					There are no known contaminated land issues	N/A
9	N				+				The site will result in some loss of useable open space as it is a greenfield site. Development of the site would be expected to incorporate areas of open	N/A

			space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	
10	<b>N</b>	=	A national cycle network route runs close to the western boundary of the site	Connections should be made to existing routes where possible
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	=	A small watercourse runs along the southern and eastern boundary of the site	Allow space for development of natural processes in the future
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	=	The site is some distance from the town centre, however there is a bus stop adjacent to the western boundary of the site, this may encourage public transport use contributing to reducing air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year	Allocating greenspace or a buffer zone in vicinity of

			flood risk map, however a Flood Risk Assessment may be required if development is proposed close to the watercourse	water course
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is relatively enclosed and therefore may not be exposed to prevailing wind. The site has a principal south facing aspect	N/A
25	<b>Y</b>	+	Bus stops lie adjacent to the western boundary of the site, from a which a local service operates. It lies approximately 500m straight line distance from Tain Royal Academy	N/A
26	<b>Y</b>	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within, nor will it affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any listed building or its setting	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	No locally important archaeological sites contained in the Historic Environment Record will be affected by the site	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>N</b>	=	The site is not located within any landscape designations. Capacity	Landscape and Visual Impact Assessment and

			identified in landscape study. Development of site may affect key views from A9 Trunk road	Landscape Framework may be required
33	N	=	The site slopes gently and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H8 Arthurville West**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					The site is likely to affect the present green network of the area as it is a greenfield site. Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the open countryside	N/A

5	Y	=	Off site road improvements may be required	N/A
6	Y	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	N	=	There are no known bad neighbour uses within or close to the site	N/A
8	N	=	There are no known contaminated land issues	N/A
9	N	-	The site will result in some loss of allotments. Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance	Mix of uses including allotments or relocation or allotments
10	N	=	A national cycle network route runs close to the eastern boundary of the site	Connections should be made to existing routes where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil and the entire site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any	N/A

			soil or drainage issues	
18	Y	=	A very small watercourse runs close to the northeast boundary of the site and there is a small water course at the south east corner of the site, both have historically been straightened.	Allow space for restoration and development of natural processes in the future
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	The site is some distance from the town centre, however there is a bus stop approximately 110m north of the site, this may encourage public transport use contributing to reducing air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map, however drainage will require careful consideration	Drainage impact assessment may be required
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively exposed and therefore may be exposed to prevailing wind. The site has a principal south facing aspect	N/A
25	Y	+	Bus stops lie approximately 110m north of the site, from which local services operate.	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within, nor will it affect the setting of a Conservation Area	N/A
28	N	=	The site will not impact on any listed	N/A

			building or its setting	
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record will be affected by the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Capacity identified in landscape study. Development of site may affect key views from A9 Trunk road	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H9 St Vincent Farm North East**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact

				through development
3	<b>N</b>	=	The site is likely to affect the present green network of the area as it is a greenfield site.	Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance
4	<b>Y</b>	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the open countryside	N/A
5	<b>Y</b>	=	Off site road improvements may be required	N/A
6	<b>Y</b>	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	<b>N</b>	=	There are no known bad neighbour uses within or close to the site	N/A
8	<b>N</b>	=	There are no known contaminated land issues	N/A
9	<b>N</b>	=	The site will result in some loss of some open space at the site is greenfield in nature.	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
10	<b>N</b>	=	The site will not affect any core paths or rights of way	Options to connect the site to the wider network should be explored
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil and the entire site is prime agricultural	Re-use of soil within the site or elsewhere locally

			land	
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	=	Historically straightened and partly elevated minor water course running through and along the boundary of the north and east boundary of the site.	Allow for de-culverting and space for restoration and development of natural processes in the future
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	=	The site is some distance from the town centre, however there is a bus stop approximately 150m north of the site, this may encourage public transport use contributing to reducing air pollution	N/A
21	<b>N</b>	-	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map, however a small water course runs along the north and eastern boundary of the site	A flood risk assessment may be required if development is proposed close the water course. This could be adequately dealt with by allocating green space or a buffer zone in vicinity of the watercourse
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the	N/A

			requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	
24	Y	=	The site is relatively exposed and therefore may be exposed to prevailing wind. The site has a principal south facing aspect	N/A
25	Y	+	Bus stops lie approximately 150m east of the site, from which local services operate	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within, nor will it affect the setting of a Conservation Area	N/A
28	N	=	The site will not impact on any listed building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record will be affected by the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Capacity identified in landscape study with advance design/planting	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of	Restricted use of street

			safety which may contribute to light pollution	lighting
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**Site Reference: MU2 – Knockbreck South East**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Proximity to Loch Eye SPA/Ramsar, Dornoch Firth and Loch Fleet SPA/Ramsar and Dornoch Firth and Morrich More SAC	Avoid adverse impacts
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					The site is likely to affect the present green network of the area as it is a greenfield site	Development of the site would be expected to create areas of open/green space
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the open countryside	N/A
5	Y			=					Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles and speed bumps as part of development of the site	N/A
7	Y				-				An overhead electricity line traverses a north eastern section of the site	Development must adhere to ENA standards
8	Y				-				A former Council roads depot lies in the south eastern section of the site	A contaminated land report may be required to determine if any remediation measures are necessary
9	N			=					The site will result in some loss of some open space at the site is greenfield in	Development of the site would be expected to incorporate areas of open

			nature	space
10	<b>N</b>	=	The site will not affect any core paths or rights of way	Options to connect the site to the wider network should be explored
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil and approximately half of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	-	A historically straightened minor watercourse lies close to the south east boundary of the site	Allow space for restoration and development of natural processes in the future
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	=	The site lies within 850m of a bus stop and the town centre, this may encourage public transport use contributing to reducing air pollution	N/A
21	<b>Y</b>	-	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map however a small water course runs along the south east	Flood Risk Assessment may be required of development is proposed close to the water course.

			boundary of the site	This could be adequately dealt with by allocating green space or a buffer zone in vicinity of the water course
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is relatively enclosed and therefore unlikely to be exposed to prevailing wind. The site has a principal south facing aspect	N/A
25	<b>N</b>	-	Bus stops lie approximately 850m west of the site, from which local services operate. A bus route passes close to the south western boundary of the site	New bus stops within closer proximity to the site may required
26	<b>Y</b>	+	Given the proximity to existing bus services and the intended mix of uses a financial contribution to sustainable travel patterns may be required	N/A
27	<b>N</b>	=	The site does not lie within, nor will it affect the setting of a Conservation Area	N/A
28	<b>Y</b>	-	The C(s) Listed Knockbreck Toll House lies within the site and the site lies close to B and C(s) Listed Buildings at Knockbreck House and may affect their setting	Retention and incorporation of Listed Building within the site. Consultation with relevant authorities to determine any require mitigation measures to protect the setting of other Listed Buildings
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	-	Knockbreck Toll House lie within the site and the site lies close to several buildings	Consultation with relevant authorities to determine

			at Knockbreck House that are locally important archaeological sites contained in the Historic Environment Record. The setting of these sites may be affected	any require mitigation measures
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	-	The site is not located within any landscape designations. No landscape capacity identified within capacity assessment. Would have landscape and visual impacts, including setting and distinction of Tain. Key views from A9 and B9174	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site slopes gently and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: MU4 - St Vincent Farm South West**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development

3	<b>N</b>	=	The site is likely to affect the present green network of the area as it is a greenfield site.	Development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance
4	<b>Y</b>	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the open countryside	N/A
5	<b>Y</b>	=	Off site road improvements may be required	N/A
6	<b>Y</b>	+	There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	<b>N</b>	=	There are no known bad neighbour uses within or close to the site	N/A
8	<b>N</b>	=	There are no known contaminated land issues	N/A
9	<b>N</b>	=	The site will result in some loss of some open space at the site is greenfield in nature.	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
10	<b>N</b>	=	The site will not affect any core paths or rights of way	Options to connect the site to the wider network should be explored
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil and approximately half the site is prime agricultural land	Re-use of soil within the site or elsewhere locally

14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	=	Historically straightened and partly elevated minor water course running through and along the boundary of the north and east boundary of the site.	Allow for de-culverting and space for restoration and development of natural processes in the future
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	=	The site is some distance from the town centre, however there is a bus stop approximately 150m north of the site, this may encourage public transport use contributing to reducing air pollution	N/A
21	<b>N</b>	-	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map, however a small water course runs along the north and eastern boundary of the site	A flood risk assessment may be required if development is proposed close the water course. This could be adequately dealt with by allocating green space or a buffer zone in vicinity of the watercourse
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance	N/A

			which will encourage the use of micro renewables on site	
24	Y	=	The site is relatively exposed and therefore may be exposed to prevailing wind. The site has a principal south facing aspect	N/A
25	Y	+	Bus stops lie approximately 150m east of the site, from which local services operate	N/A
26	Y	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within, nor will it affect the setting of a Conservation Area	N/A
28	N	=	The site will not impact on any listed building or its setting	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record will be affected by the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. Capacity identified in landscape for eastern area of site, but key landscape and visual impacts within western area, contrasting to landscape character	Landscape and Visual Impact Assessment and Landscape Framework may be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of	Restricted use of street

			safety which may contribute to light pollution	lighting
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**Site Reference: I1 North of Shore Road**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site lies close to the Dornoch Firth and Loch Fleet Ramsar, Special Protection Area, Special Area of Conservation and Site of Special Scientific Interest	A pollution control plan will be required.
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N			=					It is unlikely that development of the site will affect the present green network as there is an existing industrial estate	Development of the site would be expected to create areas of open/green space
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures as part of development of the site	N/A
7	Y				=				The Inverness to Thurso railway lies to the north of the site, however given that the site is an industrial estate this is unlikely to be an issue. A sewage treatment works lies approximately 40m south west of the site	Presumption against development within 100m of the sewage treatment works
8	Y				=				As the site is an industrial estate there may be issues with contaminated land	Contaminated Land Report may be required dependent upon the nature of any proposed

				reuse of the site
9	<b>N</b>	=	The site will not result in any loss of open space as it is an existing industrial estate	N/A
10	<b>N</b>	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Explore opportunities to connect to the wider path network
11	<b>Y/N</b>	=	The site is brownfield in nature	N/A
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	As the site is already developed it is unlikely that it will result in a loss of soil, no part of the site is identified as prime agricultural land	N/A
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no water courses within or close to the site	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site lies within 250m straight line distance of bus stops from which local services operate, this reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A

22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	-	The site is relatively enclosed and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	+	Bus stops lie with 250m of the site from which local services operate, the site also lies within 250m of the town centre	N/A
26	<b>N</b>	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	No Listed Buildings or their settings will be affected by the site	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	-	A locally important archaeological sites contained in the Historic Environment Record, a Threshing Mill, lies within the site	Consultation with relevant internal consultees to identify any required mitigation to protect site on HER
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A
32	<b>Y</b>	-	The site is not located within any landscape designations. The Dornich Firth National Scenic Area lies to the north of the site. The site is highly visible from the B9174 on approach to Tain from east. However as much of the site is developed it is unlikely extensive	N/A

			mitigation will be required	
33	<b>N</b>	=	The site is relatively flat and therefore is unlikely to require significant re-contouring	N/A
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>Y</b>	+	The site is within the current settlement boundary and allocated for business use in the Ross and Cromarty East Local Plan	N/A
36	<b>Y/N</b>	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

Site Reference: C1 West of Craighall Primary

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				It is likely that development of the site will affect the green network as the site is greenfield. Development of the site would be expected to create areas of open/green space	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as home zone principles, as part of development of the site	N/A
7	Y				-				The site lies adjacent to the A9 Trunk Road	Transport and Noise Assessment may be required
8	N			=					There are no known land contamination issues affecting the site	N/A
9	Y				-				The site will result in some loss of usable open space however development of the site would be expected to incorporate areas of open space	N/A
10	N			=					The site will not affect any core path, right of way or path contained in the Highland	Explore opportunities to connect to the wider path

			Path Record	network
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil and a large part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	=	A small historically straightened water course lies close to the north western boundary of the site	Allow space for restoration and development of natural processes in the future
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	+	The site is relatively close to the town centre and adjacent to public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map. However drainage will require careful consideration	Drainage assessment may be required
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal	N/A

			processes	
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	-	The site is relatively exposed and may subject to prevailing wind. The site has a principle aspect between south west and south east	Shelter belt planting may be required
25	Y	+	Bus stops lie within 50m of the site from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations. The visual and landscape impact of the site is limited from the A9 by the presence of raised embankments	N/A
33	N	=	The site is relatively flat and therefore is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A

35	Y	=	The site is within the current settlement boundary and allocated for amenity space in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: C2 Arthurville West**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N	=							The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N	=							There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N	=							The site is likely to affect the present green network of the area as it is a greenfield site. However as allotments are the preferred use this is a form of green space	N/A
4	Y	+							The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the open countryside	N/A
5	N	=							Off site road improvements are unlikely to be required	N/A
6	Y	+							There is limited scope to incorporate road safety measures as part of development of the site	N/A
7	N	=							There are no known bad neighbour uses within or close to the site	N/A

8	<b>N</b>	=	There are no known contaminated land issues	N/A
9	<b>N</b>	=	The site will involve the change of use of open space to allotments	N/A
10	<b>N</b>	=	A national cycle network route runs close to the eastern boundary of the site	Connections should be made to existing routes where possible
11	<b>N/Y</b>	=	The site is greenfield in nature	Development should ensure best use of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	As allotments are proposed it is unlikely to result in the loss of soil. Whilst the site is prime agricultural land, its use as allotments will not result in its permanent removal	N/A
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	=	A very small watercourse runs close to the northeast boundary of the site and there is a small water course at the south east corner of the site, both have historically been straightened.	Allow space for restoration and development of natural processes in the future
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	=	The site is some distance from the town centre, however there is a bus stop	N/A

			approximately 110m north of the site, this may encourage public transport use contributing to reducing air pollution	
21	<b>N</b>	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map, however drainage will require careful consideration	Drainage impact assessment may be required
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is relatively exposed and therefore may be exposed to prevailing wind. The site has a principal south facing aspect	N/A
25	<b>Y</b>	+	Bus stops lie approximately 110m north of the site, from which local services operate.	N/A
26	<b>Y</b>	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	<b>N</b>	=	The site does not lie within, nor will it affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any listed building or its setting	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	No locally important archaeological sites contained in the Historic Environment Record will be affected by the site	N/A
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A

32	N	=	The site is not located within any landscape designations. Capacity identified in landscape study.	N/A
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is unlikely that development of the site will require street lighting	N/A

**Site Reference: C3 Tain Royal Academy**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation, area identified for its importance to nature conservation or other important habitat for natural heritage	N/A
2	Y/N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			-					It is unlikely that development of the site will affect the green network as the site is mostly developed as green space and the school	N/A
4	Y			+					The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y			=					Off site road improvements are unlikely to	N/A

			be required	
6	Y	+	There is scope to incorporate road safety measures as part of development of the site	N/A
7	N	=	There are no known bad neighbour uses near the site	N/A
8	N	=	There are no known land contamination issues affecting the site	N/A
9	N	=	The site is unlikely to result in the loss of open space as the site is already developed and includes large areas of open space identified in the Highland Open Space Audit	N/A
10	Y	=	A site contained in the Highland Path Record runs adjacent to the southern boundary of the site	Provide connections to the existing path network where possible
11	N/Y	=	The site is a combination of greenfield and brownfield	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is unlikely that the site will result in a loss of soil as the site is already developed	N/A
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A

18	Y	=	There are no water courses within or adjacent to the site	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	+	The site is relatively close to the town centre and adjacent to public transport opportunities which may reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map.	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is relatively sheltered from prevailing wind. The site has a principle aspect between south west and south east	N/A
25	Y	+	Bus stops lie adjacent to the site from which local services operate	N/A
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any locally important archaeological sites	N/A

31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	N	=	The site is not located within any landscape designations	N/A
33	N	=	The site is relatively flat and therefore is unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	=	The site is within the current settlement boundary and allocated for amenity space and special uses in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: Tain NS71, Land to South of A9**

1.1.5. Proposed Use: Business

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	+/-	The site lies close to the Dornoch Firth and Loch Fleet Ramsar, Special Protection Area, Special Area of Conservation and Site of Special Scientific Interest albeit it is unlikely there will be connectivity. Recreational pressure on Morangie Forest SPA	Due consideration fo site through HRA.
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	=	Development of the site may affect the green network as the site is greenfield in nature. Development of the site would be expected accord with the principles in the Green Networks: Supplementary Guidance.	Development of the site would be expected accord with the principles in the Green Networks: Supplementary Guidance.
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	Footpath Linkages should be provided to ensure adequate linkage to the nearby open space.

5	Y	+	It is likely that off site road improvements will be required as part of development of the site which may contribute to improved road safety	Developer requirement to ensure the delivery of improved local road network.
6	Y	+	There is scope to incorporate road safety measures, such as designing streets principles, as part of development of the site	Developer requirement to ensure the delivery of designing street principles.
7	N	=	There are no bad neighbour or physical constraints in or within close proximity to the site.	N/A
8	N	=	There are no known land contamination issues affecting the site.	N/A
9	Y	=	The site will not result in the loss of any high quality, fit for purpose open space.	N/A
10	N	=	A national cycle route lies adjacent to the south west boundary of the site	Provide connection to existing path where possible
11	N/Y	=	The site is greenfield in nature	Development should ensure best use of the site
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil, and the entire site is considered prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	=	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	Developer requirement to be include in relation to waste provision in line with the Managing Waste in New Residential Developments: Supplementary Guidance
17	N	=	Development of the site may result in a need for changes to land form or level, this is not considered to be a significant change – SUDS will be required to deal with any soil or drainage issues	Developer requirement for the use of SuDS.
18	N	=	There is a field drain running along the north western boundary of the site.	The field drain should be retained and no culverting of it should be permitted.
19	Y	=	Access to water and waste water networks is close to the site but some works would be required to ensure a connection to the network.	All development must connect to the public water and waste water system.
20	Y	+	The site lies close to bus stops from which local and regional services operate, this can reduce car travel contributing to air pollution	N/A
21	N	=	No part of the site is identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	N/A

22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	There may be scope to include some form of renewable energy as part of development of the site	N/A
24	N	-	The site is exposed with some shelter by a plantation to the west. The site has a north east-south west aspect	Planting of shelter belts. Design of buildings to take account of solar orientation
25	Y	+	Bus stops lie close to the site from which local services operate	Connections would be required to the existing walking and cycling network.
26	N	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	No locally important archaeological sites contained in the Historic Environment Record lie within or close to the site	N/A
31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The Dornoch Firth National Scenic Area lies to the north of the site. The site is exposed and highly visible from the A9(T)	Landscape and Visual Impact assessment may be required. High level of design and associated planting
33	N	=	The site is relatively flat and therefore is unlikely to require significant re-contouring	Sensitive design and retention of key views and vistas.
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is outwith the current settlement boundary in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Tomatin**

**Site Reference: H3 Within Woodland**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site is located within inventoried woodland.	Minimise impact on woodland.
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may affect the present green network as the site as it is currently undeveloped. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close to woodland and open countryside	N/A
5	N			=					The site is unlikely to require any off site road improvements	N/A
6	Y				+				There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					There are no known bad neighbour uses nearby	N/A
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y				+				Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N			=					The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	N/A
11	N/Y			=					The site is greenfield in nature	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y			=					The site is likely to result in the loss of some soil, however no part of the site is	Re-use of soil on site where possible

			prime agricultural land	
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y	-	The site is relatively flat and is therefore any likely to impact on land form or levels	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y	=	Both connections run within close proximity to the site therefore it is assumed a connection can be made	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	+	The site is relatively exposed and therefore may be subject to prevailing winds. The site has a principal southern facing aspect	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is within close proximity to community facilities which will reduce car use	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	Development of the site will not affect any site recorded in the HER	N/A

31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site will not affect any landscape designations	N/A
33	N	=	The site is relatively flat and is unlikely to impact on the landscape and will not affect any landscape designations	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site allocated within the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H4 South of Railway Line**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation.	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may affect the present green network as the site as it is currently undeveloped and comprises woodland. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close areas of open countryside	N/A
5	N			=					The site is unlikely to require any significant off site road improvements	N/A
6	Y			+					There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A

7	N			=					There are no known bad neighbour uses nearby however the site is adjacent to the railway line which may result in noise issues	Appropriate setback and/or buffer
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y			+					Development of the site will not affect any	N/A

			open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	
10	<b>N</b>	=	Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	<b>N/Y</b>	=	The site is greenfield in nature	N/A
12	<b>N</b>	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	<b>Y</b>	=	The site is likely to result in the loss of some soil, however no part of the site is classed as prime agricultural land	Re-use of soil on site where possible
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y</b>	=	The site has a gradient, development is therefore likely to have some impact on land form/levels	SUDS will be required
18	<b>N</b>	=	There are no watercourses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both connections run within close proximity to the site therefore it is assumed a connection can be made	N/A
20	<b>N</b>	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>N</b>	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is slightly elevated and therefore likely to be exposed to prevailing wind however has a principal south facing aspect	Siting and design to ensure appropriate solar orientation
25	<b>Y</b>	=	The site is within close proximity to community facilities which will reduce car	N/A

			use		
26	Y		+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N		=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N		=	No Listed Buildings or their settings will be affected by the site	N/A
29	N		=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N		=	Development of the site will not affect any site recorded in the HER	N/A
31	N		=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N		=	The site will not affect any landscape designations	N/A
33	Y		=	The site will not affect any landscape designations however is likely to be visually intrusive given its location and elevation	Good siting and design will be required to minimise any impact on the landscape
34	N		=	The site will not affect any area of wild land	N/A
35	N		-	The site is not allocated within the adopted Local Plan	N/A
36	Y		-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

**Site Reference: H8 Adjacent to Distillery**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation	N/A
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may affect the present green network as the site as it is currently undeveloped and comprises woodland. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance	N/A
4	Y			+					The site may provide opportunities for	N/A

			people to come into contact with nature/natural environments as it is located close areas of woodland and open countryside	
5	N	=	The site is unlikely to require any significant off site road improvements	N/A
6	Y	+	There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	Y	=	The site is within an HSE Hazard site (Distillery)	Consultation with HSE may be required
8	N	=	There are no known contaminated land issues affecting the site	N/A
9	Y	+	Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N	=	Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/Y	=	The site is greenfield in nature	N/A
12	N	=	The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y	=	The site is likely to result in the loss of some soil, however no part of the site is classed as prime agricultural land	Re-use of soil on site where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y/N	?	It is understood that there is a lack of public sewerage network within this area	Private sewerage system may be required
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by	N/A

			coastal erosion or natural coastal processes	
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is located within areas of woodland and is therefore likely to be somewhat sheltered from the prevailing wind. Principal aspect is south facing	Siting and design to ensure appropriate solar orientation

25	Y	=	The site is within close proximity to community facilities which will reduce car use	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	The site will not impact on any sites identified in the HER	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	N	=	The site will not affect any landscape designations	N/A
33	Y	=	The site will not affect any landscape designations	
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated within the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Site Reference: MU3 Tomatin Distillery/Warehouses

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation. The site contains areas of Long Established Woodland	Compensatory planting may be required
2	N				=				There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	N				=				The site is unlikely to have a significant impact on the green network of the area given it is already developed	N/A
4	Y				+				The site may provide opportunities for people to come into contact with nature/natural environments as it is located close areas of woodland and open countryside	N/A
5	N				=				The site is unlikely to require any significant off site road improvements	N/A
6	N				=				The site is already developed therefore off site road improvements will not be required	N/A
7	N				=				There are no known bad neighbour uses nearby- the distillery itself is classed as an HSE Hazard	N/A
8	N				=				There are no known contaminated land issues affecting the site	N/A
9	N				=				Development of the site will not affect any open space identified in the Highland Open Space Audit.	N/A
10	N				=				Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/Y				+				The site is already developed	N/A
12	N				=				The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	N				=				There will be no loss of soil given the site is already developed	N/A
14	N				=				The site will not affect any area of peatland	N/A
15	N				=				The site will not affect the viability of any crofting unit	N/A
16	Y				+				Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A

17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y/N	=	It is understood that connection to public waste and water systems can be made	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A

21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is somewhat sheltered from the prevailing wind. Principal aspect is south facing	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is within close proximity to community facilities which will reduce car use	N/A
26	N	=	The site is already developed – planning gain towards public transport is not likely to be required	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	N	=	The site will not impact on any sites identified in the HER	N/A
31	N	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A

32	N	=	The site will not affect any landscape designations	N/A
33	Y	=	The site will not affect any landscape designations	
34	N	=	The site will not affect any area of wild land	N/A
35	N	+	The site is allocated within the adopted Local Plan	N/A
36	Y	-	A development of this scale is likely to	N/A

			include some street lighting in the interests of safety however this would be restricted to a minimum	
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**Site Reference: MU4 North of Railway Line**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	N			=					The site is unlikely to affect any natural heritage designation or area identified for its importance for nature conservation. The site contains areas of Long Established Woodland	Compensatory planting may be required
2	N			=					There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y			=					The site may affect the present green network as the site as it is currently undeveloped and comprises woodland. However development of the site would be expected to create areas of open/green space in line with the Council's Open Space in New Residential Development Supplementary Guidance.	N/A
4	Y			+					The site may provide opportunities for people to come into contact with nature/natural environments as it is located close areas of open countryside	N/A
5	N			=					The site is unlikely to require any significant off site road improvements	N/A
6	Y			+					There is scope to incorporate homezone principles throughout the site to encourage a shared space between pedestrians and vehicular movement for creating a safer environment for both.	N/A
7	N			=					The site is within close proximity to an HSE Hazard site (Distillery)	Consultation with HSE may be required
8	N			=					There are no known contaminated land issues affecting the site	N/A
9	Y			+					Development of the site will not affect any open space identified in the Highland Open Space Audit. As the proposed use of the site is for housing development it will be required to deliver open space in line with Open Space in New Residential Developments Supplementary Guidance	N/A
10	N			=					Development of the site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	N/Y			=					The site is greenfield in nature	N/A
12	N			=					The site will not affect any Geological Review Site or Local Geodiversity site	N/A
13	Y			=					The site is likely to result in the loss of	Re-use of soil on site

			some soil, however no part of the site is classed as prime agricultural land	where possible
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	N	+	The site is relatively flat and unlikely to require any significant changes to land form or level	N/A
18	N	=	There are no watercourses within or adjacent to the site	N/A
19	Y/N	?	It is understood that there is a lack of public sewerage network within this area	Private sewerage system may be required
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	No part of the site is identified as being at risk from flooding in the SEPA 1 in 200 year flood risk or from local knowledge	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is located within areas of woodland and is therefore likely to be somewhat sheltered from the prevailing wind. Principal aspect is south facing	Siting and design to ensure appropriate solar orientation
25	Y	=	The site is within close proximity to community facilities which will reduce car use	N/A
26	Y	+	There is opportunity to improve active travel links and developer contributions may be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift	N/A
27	N	=	No part of this allocation forms part of or is adjacent to a conservation area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site is unlikely to affect any Garden and Designed Landscape or its setting	N/A
30	Y	=	There is an HER site (Tomatin Curling	Consultation with the

			Pond) located to the south of the site which may be impacted by development	Council's Historic Environment Team may be required to ensure no negative impact on the setting of the Curling Pond
31	<b>N</b>	=	There are no Scheduled Monuments within or adjacent to this allocation	N/A
32	<b>N</b>	=	The site will not affect any landscape designations	N/A
33	<b>Y</b>	=	The site will not affect any landscape designations	
34	<b>N</b>	=	The site will not affect any area of wild land	N/A
35	<b>N</b>	-	The site is not allocated within the adopted Local Plan	N/A
36	<b>Y</b>	-	A development of this scale is likely to include some street lighting in the interests of safety however this would be restricted to a minimum	N/A

Tore

Site Reference: H2

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				No part of the site is within a natural heritage designation or non-statutory feature identified as being of nature conservation importance	N/A
2	Y/N				=				There may protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				=				Development of the site may affect features that currently provide for the movement of species however as this is a small site any impact is likely to be minimal	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to an area of Long Established Woodland located to the south of the site	N/A
5	Y				+				Some off site road improvements may be required - these may contribute to improved road safety, particularly at Tore roundabout	N/A
6	Y				+				There is scope for incorporating additional road safety measures within the site, for example home zone principles	N/A
7	N				=				There are no known existing bad neighbour uses near the site however the site is located within close proximity to the A9 which may result in noise issues	Appropriate setback and/or buffer from the A9 will be required

8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	Development of the site will result in some loss of some useable public open space however this is not likely to be significant	Incorporation of areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
10	<b>N</b>	=	The site will not affect any Core Paths or Rights of Way	N/A
11	<b>N/Y</b>	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey and is greenfield in nature	N/A
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	=	It is likely that the site will result in loss of soil and however the site is not Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues. This will be particularly important as the area is known to have significant drainage issues due to poor ground conditions	N/A
18	<b>N</b>	=	The site will not impact on any watercourse	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A

20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's in 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site may be exposed to the prevailing wind	Design of buildings to take account of solar orientation
25	Y	++	The site is within 400m of the existing village centre and on a bus route. The site itself is located to a proposed expansion site which will also provide a range of new facilities and employment opportunities within close proximity to residential areas	N/A
26	Y	+	There may be opportunity for a contribution to encouraging sustainable travel patterns, for example provision of additional bus stops within the site	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A

32	Y	-	The site is not identified as having any great landscape value however given the size of the site and is unlikely to have any landscape impact	N/A
33	Y	=	Development of the site is unlikely to involve any significant re-countering	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is within the current settlement boundary and allocated in the RACE LP. The site also has an extant planning permission	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: H3 Braeview**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				No part of the site is within a natural heritage designation or non-statutory feature identified as being of nature conservation importance	N/A
2	Y/N				=				There may protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				Development of the site may affect features that currently provide for the movement of species as it would result in a loss of open space	N/A
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to an areas of Long Established Woodland	N/A

5	<b>N</b>	=	The site is unlikely to require any off site road improvements	N/A
6	<b>Y</b>	+	There is scope for incorporating additional road safety measures within the site however this is likely to be limited	N/A
7	<b>N</b>	=	There are no known existing bad neighbour uses near the site however the site is located within close proximity to the A9 which may result in noise issues	Appropriate setback and/or buffer from the A9 will be required
8	<b>N</b>	=	There are no known land contamination issues affecting the site	N/A
9	<b>Y</b>	=	Development of the site will result in some loss of some open space although this is not considered public	N/A
10	<b>N</b>	=	The site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A
11	<b>N/Y</b>	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey and is greenfield in nature	N/A
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	=	It is likely that the site will result in loss of soil and however the site is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site is unlikely to result in a need for changes to land form or level	N/A

18	<b>N</b>	=	The site will not impact on any watercourse	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	=	Development of this site may affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's in 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>N</b>	=	The site may be exposed to the prevailing wind	Design of buildings to take account of solar orientation
25	<b>Y</b>	--	The site is distant from the village centre/community facilities where transport links are poor	N/A
26	<b>Y</b>	+	There may be opportunity for a contribution to encouraging sustainable travel patterns, for example provision of additional bus stops within the site	N/A
27	<b>N</b>	=	The site is not within or likely to affect any Conservation Area	N/A
28	<b>N</b>	=	The site will not impact on any Listed Building and/or its setting	N/A
29	<b>N</b>	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>N</b>	=	The site will not affect any features identified in the HER	N/A

31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not identified as having any great landscape value however given the size of the site it is likely that there will be a significant landscape impact	N/A
33	Y	=	Development of the site is unlikely to involve any significant re-countering	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated for development in the adopted Local Plan	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: MU2 Torepark**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				No part of the site is within a natural heritage designation or non-statutory feature identified as being of nature conservation importance	N/A
2	Y/N			=					There may protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y				-				Development of the site may affect features that currently provide for the movement of species as it would result in the loss of green space, mature trees and an area of Ancient Woodland	Development of the site would be expected to incorporate areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
4	Y				+				The site may provide an opportunity for people to come into contact with	N/A

			nature/natural environments as it is located next to an area of Ancient Woodland	
5	Y	+	It is likely that off site road improvements will be required to accommodate a development of this size – these may contribute to improved road safety, particularly at Tore roundabout	N/A
6	Y	+	There is scope to consider traffic calming measure within the development, such as home zone principles, to promote road safety and encourage a shared user road surface	N/A
7	N	=	There are no known existing bad neighbour uses near the site however the site is located within close proximity to the A9 which may result in noise issues	Appropriate setback and/or buffer from the A9 will be required
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	Development of the site will result in loss of useable public open space including areas of woodland	Incorporation of areas of open space in line with the Council's Open Space in New Residential Developments Supplementary Guidance
10	N	=	The site will not affect any Core Paths or Rights of Way	N/A
11	N/Y	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey and is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	=	It is likely that the site will result in loss of soil and however the site is not Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A

16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues. This will be particularly important as the area is known to have significant drainage issues due to poor ground conditions	N/A
18	N	=	The site will not impact on any watercourse	N/A
19	Y	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	Y	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	N	=	The site is not identified as being at risk of flooding on SEPA's in 1 in 200 year flood risk map	N/A
22	N	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	Y	+	Given the size of site there is scope to examine options for renewable development. The development will also need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site may be exposed to the prevailing wind	Design of buildings to take account of solar orientation
25	Y	++	The site is within 400m of the existing village centre and on a bus route. The site itself will also provide a range of new facilities and employment opportunities	N/A

			within close proximity to residential areas	
26	Y	+	There may be opportunity for a contribution to encouraging sustainable travel patterns, for example provision of additional bus stops within the site	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	=	The site contains some sites identified in the HER	Appropriate setbacks may be required
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not identified as having any great landscape value however given the size of the site and proposed development it is likely that there will be some Landscape and Visual impact	Retention of mature trees, where not possible replanting will be required. Landscape and Visual Impact Assessment may be required.
33	Y	=	Development of the site is unlikely to involve any significant re-countering	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y	-	The site is outwith the current settlement boundary and not allocated in the RACE LP	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: I2 South West of Tore Roundabout**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		

1	Y	-	No part of the site is within a natural heritage designation or non-statutory feature identified as being of nature conservation importance	N/A
2	Y/N	=	There may protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	Development of the site may affect features that currently provide for the movement of species as it would result in a loss of open space	N/A
4	Y	+	The site may provide an opportunity for people to come into contact with nature/natural environments as it is located within close proximity to an areas of Long Established Woodland	N/A
5	Y	+	Some off site road improvements may be required - these may contribute to improved road safety, particularly at Tore roundabout	N/A
6	Y	+	There is scope for incorporating additional road safety measures within the site however this is likely to be limited	N/A
7	N	=	There are no known existing bad neighbour uses near the site however the site is located within close proximity to the A9 which may result in noise issues although this is not likely to be an issue given the industrial nature of proposed uses	Appropriate setback and/or buffer from the A9 will be required
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	=	Development of the site will result in some loss of some open space although this is not considered public	N/A
10	N	=	The site will not affect any Core Paths, Rights of Way or other outdoor access opportunities	N/A

11	<b>N/Y</b>	=	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey and is greenfield in nature	N/A
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>Y</b>	=	It is likely that the site will result in loss of soil and however the site is not classed as Prime Agricultural Land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues. This will be particularly important as the area is known to have significant drainage issues due to poor ground conditions	N/A
18	<b>N</b>	=	The site will not impact on any watercourse	N/A
19	<b>Y</b>	=	Both systems exist close to site therefore it is assumed a connection can be made	N/A
20	<b>Y</b>	=	Development of this site may affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	<b>N</b>	=	The site is not identified as being at risk of flooding on SEPA's in 1 in 200 year flood risk map	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A

23	Y	+	The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	N	=	The site may be exposed to the prevailing wind	Design of buildings to take account of solar orientation
25	Y	++	The site is within 400m of the existing village centre. The site itself is will provide a range of new facilities and employment opportunities within close proximity to residential areas	N/A
26	Y	+	There may be opportunity for a contribution to encouraging sustainable travel patterns, for example provision of additional bus stops within the site	N/A
27	N	=	The site is not within or likely to affect any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Building and/or its setting	N/A
29	N	=	The site will not affect any site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	N	=	The site will not affect any features identified in the HER	N/A
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not identified as having any great landscape value however given the size of the site it is likely that there will be a significant landscape impact	N/A
33	Y	=	Development of the site is unlikely to involve any significant re-countering	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	N	-	The site is not allocated for development in the adopted Local Plan	N/A
36	Y/N	-	It is likely that development of the site will include street lighting in the interests of	Restricted use of street

			safety which may contribute to light pollution	lighting
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**Nigg**  
**Site Reference: B1 – Nigg**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				The site lies close to Cromarty Frith Ramsar, Special Protection Area and Site of Special Scientific Interest and Rosmarkie to Cromarty Site of Special Scientific Interest	Habitat Regulations Appraisal/Appropriate Assessment carried out for Nigg Masterplan, recommendations must be followed
2	Y/N			=					There are known to be protected species in the area	Further protected species surveys may be required dependant upon any new development proposals
3	Y				-				It is likely that development of the site will affect the green network parts of the site are greenfield and access to the site may need to be restricted for security reasons following development of the site	Green networks may need to be created out with the site
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements may be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	Y			=					The site is within an existing industrial area, however uses proposed are likely to be compatible	N/A
8	Y				-				There may be contaminated land issues as it is a brownfield site	A contaminated land report may be required to identify any necessary mitigation measures
9	Y			=					The site may result in the loss of some green space	N/A
10	Y			=					Paths lie close to the site	Retain access to existing paths where possible

11	<b>N/Y</b>	=	The site is mostly brownfield	Ensure best use is made of the site
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil and however no part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>Y</b>	-	The site lies adjacent to the Cromarty Firth	N/A
19	<b>Y</b>	=	Both systems are nearby therefore it is assumed a connection can be made	N/A
20	<b>N</b>	-	Development of the site is expected to generate additional road and sea traffic with consequent additional traffic emissions affecting air quality	N/A
21	<b>Y</b>	-	A small part of the site is within the SEPA Flood Map for coastal flooding from the Cromarty Firth	Flood Risk Assessment may be required to demonstrate proposals comply with Scottish Planning Policy and mitigation measures would not increase risk of flooding elsewhere
22	<b>Y</b>	-	The site may be affected by coastal erosion or natural coastal processes	A Coastline Management Plan may be required

23	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	Y	=	The site is exposed on some sides and may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	Y	=	No part of the site is within 400m straight line distance of any community facility however there are bus stops within the site	N/A
26	Y	=	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may not be required	N/A
27	N	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	N	=	No Listed Buildings or their settings will be affected by the site	N/A
29	N	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	Y	-	A number of locally important archaeological sites identified in the Historic Environment Record associated with the ferry port lie within the site	Consultation with relevant internal consultees to minimise impact upon sites contained in the Historic Environment Record
31	N	=	The site is unlikely to affect any Scheduled Monument	N/A
32	N	=	The site is not located within any landscape designations and is unlikely to have significant landscape and visual impacts	N/A
33	Y	-	The site is relatively flat and unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A

35	Y/Y	+/+	The site is within the current settlement boundary and allocated for commercial development in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Fearn Aerodrome**  
**Site Reference: MU1 Fearn Aerodrome**

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Potential connectivity with Loch Eye SPA	Due consideration of the site through the HRA.
2	Y				-				Potential connectivity with Loch Eye SPA	Due consideration of the site through the HRA.
3	Y				-				Development of the site may affect the green network	Enhancement of Green networks
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A
7	N				=				There are no known bad neighbour development nearby	N/A
8	Y				-				There are potential for contaminated land issues as the site is a brownfield site	A contaminated land report may be required to identify any necessary remediation measures
9	Y				=				The site may result in some loss of usable open space however development of the site would be expected to incorporate areas of open space	N/A

10	Y	=	Several paths traverse the site	Retain existing paths
11	Y/N	=	The site is brownfield in nature	A contaminated land report may be required to identify any necessary remediation measures
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	N	=	It is likely that the site will result in loss of soil however no part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	Y/N	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	Y	-	A number of small watercourses traverse the site	Allow space for restoration and development of natural processes in the future
19	Y	=	Both systems are nearby it is therefore assumed a connection can be made	N/A
20	N	-	Development of the site is expected to generate additional road traffic with consequent additional traffic emissions affecting air quality.	A green travel plan may be required
21	Y	-	Parts of the site are within the SEPA Flood Map for fluvial flooding	Flood Risk Assessment will be required to demonstrate proposals comply with Scottish Planning Policy and

				mitigation measures would not increase elsewhere
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	=	The site is within 400m straight line of bus stops	A contribution towards sustainable travel may be required
26	<b>Y</b>	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>Y</b>	-	The C(s) Listed Fearn Royal Naval Air Station Central Tower lies within the site	Design Statement may be required, development must respect the setting of this building
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	-	Numerous locally important archaeological sites identified in the Historic Environment Record lie within the site, these are mainly associated with the sites former use as a airfield	No built development on main airfield; consultation with relevant internal Council departments to agree other required mitigation measures
31	<b>N</b>	=	The site will not impact any Scheduled Monument or its setting	N/A

32	Y	-	The site is not located within any landscape designations. The site is relatively open and likely to affect key views	Landscape and Visual Impact Assessment and Landscape Framework likely to be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+/+	The site is within the current settlement boundary and allocated for business and industrial uses in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

#### Fendom

Site Reference: I1 Fendom

No	Y/N	Will the impact be...							Justification	Mitigation Measures (where appropriate)
		++	+	=	-	--	??	+/-		
1	Y				-				Proximity to Loch Eye SPA/Ramsar, Dornoch Firth and Loch Fleet SPA/Ramsar and Dornoch Firth and Morrich More SAC	Avoid adverse impacts
2	Y/N				=				There may be protected species in the area	N/A
3	Y				-				Development of the site may affect the green network	Enhancement of Green networks
4	Y				+				The site may provide an opportunity for people to come into contact with nature/natural environments as it is located close to the coast and open countryside	N/A
5	Y				+				Off site road improvements are likely to be required	N/A
6	Y				+				There is scope to incorporate road safety measures, such as speed bumps, as part of development of the site	N/A

7	<b>N</b>	=	There are no known bad neighbour development nearby	N/A
8	<b>Y</b>	-	There are potential for contaminated land issues as the site is a brownfield site	A contaminated land report may be required to identify any necessary remediation measures
9	<b>Y</b>	=	The site may result in some loss of usable open space however development of the site would be expected to incorporate areas of open space	N/A
10	<b>N</b>	=	The site will not affect any core paths, rights of way or paths contained in the Highland Path Record	Provide connections to existing path network where possible
11	<b>Y/N</b>	=	The site is brownfield in nature	A contaminated land report may be required to identify any necessary remediation measures
12	<b>N</b>	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	<b>N</b>	=	It is likely that the site will result in loss of soil and however no part of the site is prime agricultural land	Re-use of soil within the site or elsewhere locally
14	<b>N</b>	=	The site will not affect any area of peatland	N/A
15	<b>N</b>	=	The site will not affect the viability of any crofting unit	N/A
16	<b>Y</b>	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling	N/A
17	<b>Y/N</b>	=	Development of the site may result in a need for changes to land form or level – SUDS will be required to deal with any soil or drainage issues	N/A
18	<b>N</b>	=	There are no watercourses within or adjacent to the site	N/A
19	<b>Y</b>	=	Both systems are nearby it is therefore	N/A

			assumed a connection can be made	
20	<b>N</b>	-	Development of the site is expected to generate additional road traffic with consequent additional traffic emissions affecting air quality.	A green travel plan may be required
21	<b>N</b>	=	No parts of the site are within the SEPA Flood Map for fluvial flooding	N/A
22	<b>N</b>	=	The site is unlikely to be affected by coastal erosion or natural coastal processes	N/A
23	<b>Y</b>	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the Council's Sustainable Design Guide Supplementary Guidance which will encourage the use of micro renewables on site	N/A
24	<b>Y</b>	=	The site is relatively exposed and therefore may be subject to prevailing wind. The site has a principal south facing aspect	Design of buildings to take account of solar orientation
25	<b>Y</b>	=	The site is approximately 400m straight line of bus stops	A contribution towards sustainable travel may be required
26	<b>Y</b>	+	Given the proximity to existing bus services a financial contribution to sustainable travel patterns may be required	N/A
27	<b>N</b>	=	The site does not lie within and will not affect the setting of a Conservation Area	N/A
28	<b>N</b>	=	The site will not affect any Listed Buildings or their settings	N/A
29	<b>N</b>	=	The site will not affect a site identified in the Inventory of Gardens and Designed Landscapes	N/A
30	<b>Y</b>	-	A locally important archaeological sites identified in the Historic Environment Record lies within the site, this is associated with the sites former use as a airfield	consultation with relevant internal Council departments to agree other required mitigation measures

31	N	=	The site will not impact any Scheduled Monument or its setting	N/A
32	Y	-	The site is not located within any landscape designations. The site is relatively open and likely to affect key views	Landscape and Visual Impact Assessment and Landscape Framework likely to be required
33	N	=	The site is relatively flat and therefore unlikely to require significant re-contouring	N/A
34	N	=	The site will not affect any area of wild land	N/A
35	Y/Y	+/+	The site is within the current settlement boundary and allocated for business and industrial uses in the Ross and Cromarty East Local Plan	N/A
36	Y/N	=	It is likely that development of the site will include street lighting in the interests of safety which may contribute to light pollution	Restricted use of street lighting

**Site Reference: Tore, Grain Mill extension NS 129**

No	Y/N	Will the impact be...	Justification	Mitigation Measures (where appropriate)
1	Y	=	No part of the site is within a natural heritage designation or non-statutory feature identified as being of nature conservation importance	N/A
2	Y/N	=	There may be protected species in the area	A protected species survey may be required to identify any species present and suitable mitigation measures to ensure no adverse impact through development
3	Y	-	Development of the site may affect features that currently provide for the movement of species as it would result in the loss of green space	Tree planting required for the screening of the development could also provide for movement of species
4	N	=	The site is unlikely to provide opportunity for people to come into contact with nature/natural environments.	N/A
5	Y	+	It is likely that off site road improvements will be required to accommodate a development of this size – these may contribute to improved road safety, particularly at Tore roundabout	N/A

6	Y	+	There is scope to consider traffic calming measure within the development, such as home zone principles, to promote road safety and encourage a shared user road surface.	N/A
7	N	=	There are no bad neighbour uses (for the proposed use as additional industrial use) or physical constraints within close proximity to the site. Proposed development will need to consider residential amenity of nearby properties.	Possibly need for tree planting not just to A9 but to east and south to screen impact on residents
8	N	=	There are no known land contamination issues affecting the site	N/A
9	Y	-	The site will result in some loss of green space.	N/A
10	N	=	The site will not affect any Core Paths or Rights of Way	N/A
11	Y	-	The site is not identified in the Scottish Governments Vacant and Derelict Land Survey and is greenfield in nature	N/A
12	N	=	The site does not lie within or adjacent to any un-notified Geological Conservation Review site or Local Geodiversity site	N/A
13	Y	-	The site will result in some loss of soil but it is not classed as prime agricultural land.	Reuse of soil within the site or elsewhere locally
14	N	=	The site will not affect any area of peatland	N/A
15	N	=	The site will not affect the viability of any crofting unit	N/A
16	Y	+	Any development of the site will be expected to deliver sustainable waste management in line with the Council's Managing Waste in New Developments including leaving enough space for kerbside collection/recycling if required	N/A
17	Y/N	=	Development of the site may result in some minor changes to land form or levels	SUDS to be incorporated
18	N	=	The site will not impact on any watercourse	N/A
19	Y/N	-	Waste water connection will require substantial investment in infrastructure to get it to a suitable asset (likely Muir of Ord).	N/A
20	N	=	It is unlikely that development of this site will affect local air quality either through emissions from the development itself or through emissions from additional traffic on roads causing congestions	N/A
21	Y	-	The site is not identified as being at risk of flooding on SEPA's 1 in 200 year flood risk map	
22	N	=	The site is not identified as being at risk from coastal flooding	N/A
23	N	=	The development will also need to meet the requirements of the Council's Sustainable Design Guide Supplementary	N/A

			Guidance which will encourage the use of micro renewables on site.	
24	Y/N	=	The site may be exposed to the prevailing wind	Design of buildings to take account of solar orientation
25	N	--	The site is outwith 400m straight line distance of the town centre/community facilities and the site may create additional employment opportunities outwith close proximity to residential areas	Improve active travel links
26	Y	+	The site may provide some opportunity to financial gain towards encouraging sustainable travel patterns for example provision of additional bus stop within the site.	N/A
27	N	=	The site is unlikely to have any impact on any Conservation Area	N/A
28	N	=	The site will not impact on any Listed Buildings and/or their settings	N/A
29	N	=	The site will not impact on any Listed Building and/or their setting	N/A
30	Y	-	The site could affect HER site/s	Tree planting to the east could mitigate impact on the Tore Burial Ground.
31	N	=	The site will not impact on any Scheduled Ancient Monument and/or its setting	N/A
32	Y	-	The site is not identified as having any great landscape value however given the proposed use of the site and its prominence it is likely that there will be some Landscape and Visual impact.	Landscape and Visual Impact Assessment or at least some visualisation will be required on this sensitive site. Effective landscaping and tree planting plan.
33	Y/N	=	Development of the site is unlikely to involve any significant re-countering	SUDS to be incorporated
34	N	=	The site will not affect any area of wild land	N/A
35	Y	+	The site is outwith the current settlement boundary and not allocated in the RACE LP	N/A
36	Y	-	It is likely that development of the site will require some street lighting in the interests of safety which will contribute to light pollution	Restricted use of street lighting