

Site Name: Land Behind Ardgay Hall
Settlement: Ardgay
Site size (ha):

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	No waterbodies on site.	All development should connect to the public sewer.	x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

2a	+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport	Central site and within walking distance of railway station		+ Mixed use proposal (e.g. housing, employment and community uses) close to existing centres of population and/or similar uses, reducing car use and enabling use of active travel choices and use of public transport
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area.		x Not Applicable
4a	x Not Applicable	Not in an area of coastal erosion.		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

5a	- developme nt of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated	Site is currently covered in grass and used as amenity space		- developmen t of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversity site or the qualities for which it has been designated
5b	- developme nt of the site would have a minor negative effect on a Natura 2000 site	Aware of proximity to Dornoch Firth and Morrich More SAC. Otter is a qualifying interest.	Connection to public sewer required in view of proximity to Dornoch Firth and Morrich More SAC. Likely to require cumulative HRA assessment in relation to possible effect on the Dornoch Firth SAC and qualifying interest of Otters.	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designation s apply			X N/A no designations apply
5d	X N/A no designation s apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species	Otters are a qualifying interest in the nearby Dornoch Firth and Morrich More SAC, but there is no water habitat on site.		0 Unlikely to be any impact on protected species

5f	X N/A no designations apply			X N/A no designations apply
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Site is covered in grass but is surrounded by houses and other buildings.	Provide shrub planting.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development	Within walking distance to a railway station and a bus route.		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development
8b	X N/A	Housing not a proposed use.		X N/A

9a	0 Potential minor constraint that can be mitigated	No overhead lines on site.		0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	Water capacity but limited waste water treatment capacity.	All development should connect to the public sewer.	?? it is unknown whether a connection will be available
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	- Proposal would have a minor negative impact on the quality of existing open space or access networks	Site is currently used as a small amenity area with picnic tables, but is currently underused.		- Proposal would have a minor negative impact on the quality of existing open space or access networks
10b	- Proposal would result in minor loss in open space	Site is currently used as a small amenity area with picnic tables.		- Proposal would result in minor loss in open space
10c	0 Utilises or is in close proximity to existing connections	Site is surrounded by houses and other buidings so connections are difficult and development of site will not have any impact on this.		0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections	No core paths on or near site. National Cycle Network passes through Ardgay. However development of this site will not improve the connectivity of these.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land	Site is used for amenity purposes with picnic tables.		- Small scale use of greenfield land
11d	X No Greenfield Land			X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site.		X not applicable to type or location of development

12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Land is classed as 3.2. This is not prime agricultural land but is comparatively good land.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill	If used for business use, potential to provide recycling facilities on site, however site is surrounded by residential properties.		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facility nearby.		X Not applicable to type or location of development
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria.		O No significant impact on the amount of waste going to landfill
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Just outwith the Dornoch Firth NSA.	Ensure any building is no higher than surrounding buildings.	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibilit y by a variety of modes of transport including foot/ cycle	Within SDA and a central site in the village. Surrounded by a mixture of old stone buildings and a housing estate.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Within the existing built up area		0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16b	Several THC Historic Environment Records nearby, although development of site should not affect these.			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of development	Within the existing built up area		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: BR08 West of Masonic Hall
Settlement: Brora
Site size (ha): 0.6

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Capacity indicated for 15 units		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Very small amount of pluvial flood risk on SEPA map and no history of flooding		x Not Applicable
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC but site unlikely to have any impact	All development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Land is currently unused open space surrounded by development with small amounts of vegetation around parts of the boundary. Potential to improve amount and diversity of habitat on site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Land is currently unused open space surrounded by development with small amounts of vegetation around parts of the boundary. Potential to improve amount and diversity of habitat on site	Habitat creation to link westwards	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Flat site with some shelter from surrounding buildings	Provide shelterbelt planting	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain		The road serving this site would need to be widened to two-way as part of any development	++ Proposal would improve capacity on existing road network
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated			+ Opportunity to improve local access issues
8a	0 Proposal within reasonable distance to limited local services/transport connections	Not the most central site but close to a range of local services and beside primary school		0 Proposal within reasonable distance to limited local services/transport connections

8b	+ developme nt could help sustain existing services	Brora Primary School and Golspie High School both have capacity		+ developmen t could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No overhead lines on site		0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Brora WWTW has capacity	All development should connect to the public sewer. On site extension of water and sewer services required.	0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Not formal open space at present		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of 15 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connection s	Not adjacent to any other areas of formal open space. Potential longer term to link into open space if site to the west are developed.		0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections	No core paths but several path records around site		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Link into existing surrounding pedestrian connections. A path network could serve this site and site to the west.		0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	Information not available		?? Unknown

13a	O No significant impact on the amount of waste going to landfill	Relatively small scale development		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Business and industrial uses not proposed for site		X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Within SDAS and current allocation. Surrounded by existing buildings, rounds off settlement	Sensitive siting and design	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Backs onto existing development	Incorporation of landscaping and planting to enhance landscape setting	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b	Several HER adjacent to site, including school building			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Backs onto existing development		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: BR09 Carrol House
Settlement: Brora
Site size (ha): 0.3

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No watercourses on site		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Permission for 17 apartments on site		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		x Not Applicable
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Mature trees and garden on site; bats may be present	Retain trees as per planning permission	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC although development unlikely to have impact	All development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Inverbrora SSSI		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations apply however mature trees on site	Retain trees as per planning permission	+ Proposal will protect Ancient Inventoried woodland
5e	- Protected Species present but licence not required due to ability to mitigate		Bat survey and protection plan may be required	+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retain trees as per planning permission	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Flat site set within a mature garden, surrounded by existing buildings		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Planning permission has addressed any issues		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Planning permission has addressed any issues		0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	Not on bus route		0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Brora Primary School and Golspie High School both have capacity		+ development could help sustain existing services

9a	0 Potential minor constraint that can be mitigated	Overhead line adjacent to site	Set back from overhead lines	0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	Backies WTW and Brora WWTW both have capacity.	All development should connect to public sewer	0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space		Permission given for 17 apartments so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Proximity to bowling green and tennis courts		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Proximity to nearby core path, however development of site will have no direct impact		0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections	Existing paths around site	Enhance existing paths with dropped kerbs	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Existing building has permission to be demolished		+ Minor redevelopment of brownfield land and/or existing buildings
11b	X No contamination present	An electrical sub-station lies within the boundary of this site		X No contamination present
11c	X No Greenfield Land	Previously developed land		X No Greenfield Land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Existing building is to be demolished and replaced with new buildings which will ensure re-use of the site as infill development of an existing residential area		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development

12b	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill	Unlikely that site will be able to provide onsite recycling facilities		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facility nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not allocated for business or industrial use		X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and an existing allocation. Established residential area. Planning permission already granted for 17 apartments in 2 x 21/2 story blocks.	Ensure scale and design are sensitive to character of surroundings	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Within an established residential area and substantial building already on site		0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b				X Not applicable to type or location of development

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Within proximity of B listed Royal Marine Hotel	Sensitive siting and design	
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Within an established residential area and substantial building already on site		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	X Not applicable to type or location of development			X Not applicable to type or location of development

Site Name: BR10 Tordale
Settlement: Brora
Site size (ha): 2.6

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

BIODIVERSITY, FLORA AND FAUNA	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Some parts of site may be used for grazing, remainder of site is gorse and relatively overgrown. Potential for biodiversity to increase on site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC but site unlikely to have any impact	All development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Gorse/rough grass habitat on site	Maintain and if possible enhance biodiversity on site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Some parts of site may be used for grazing, remainder of site is gorse and relatively overgrown. Removal of gorse areas may remove habitat corridors, but potential for new ones to be created, linking site to wider countryside	Habitat creation running east-west on site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Undulating landscape which could provide some natural shelter		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain		The road serving this site would need to be widened to two-way as part of any development	++ Proposal would improve capacity on existing road network
7b	0 Proposal in close proximity to utilise existing connections and access			+ Opportunity to improve local access issues
8a	0 Proposal within reasonable distance to limited local services/transport connections	Not a particularly central site but it is close to primary school and some local services		0 Proposal within reasonable distance to limited local services/transport connections

8b	+ developme nt could help sustain existing services	Brora Primary School and Golspie High School both have capacity		+ developmen t could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines pass through site	Setback from overhead lines	0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Brora WWTW has capacity	All development should connect to public sewer	0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Not currently used as formal open space		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of 20 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connection s	No formal open space adjacent to connect to		0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections	No core paths in or around site. Several path records around and leading into site	Maintain and extend existing paths into site	+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network		Provide path linking into adjacent roads/paths	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies on a former Gravel Pit (SU-MIN-1079)		+ Will remediate minor contamination or small scale contamination onsite
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land

12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	Information not available. Parts of site may be used as grazing, remainder of site is gorse		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Relatively small scale development		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Business and industrial uses not proposed on site		X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and current allocation.	Sensitive siting and design. Incorporation of landscaping and planting to enhance landscape setting.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Will extend settlement to the northwest and be a prominent entrance site. Existing development in that part of settlement.	Sensitive siting and design. Incorporation of landscaping and planting to enhance landscape setting.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	Two HER on site			0 Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	X Not applicable to type or location of development			
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Will extend settlement to the northwest and be a prominent entrance site. Existing development in that part of settlement.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: BR11 Former River Fascally recreation area
Settlement: Brora
Site size (ha): 2.2

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Adjacent to River Brora which as RBMP waterbody. It is classed as having good status with no pressures identified.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Adjacent to River Brora	Ensure buffer between site and river	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No water supplies noted within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

2a	- Proposal is far from existing centres of population and/ or similar uses and/or development 50-499 houses or 3-19ha of employment/industrial land and/or Proposal will cause a minor increase in use of private car	Far from existing population at Brora		- Proposal is far from existing centres of population and/ or similar uses and/or development 50-499 houses or 3-19ha of employment/industrial land and/or Proposal will cause a minor increase in use of private car
3a	-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk	Majority of site within fluvial flood risk. Currently used as playing field but housing on site would be more vulnerable to risk. Site is within flood plain so any development here increases probability of increased flood risk elsewhere.	Ensure buffer between site and river	0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Dependant on final use; if remains as open space/community use there should be no or minimal impact	Enhance existing habitats	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC but unlikely to have impact	Ensure no adverse impact on water quality from run off, discharges or pollution. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No overlap with Inverbrora SSSI, on other side of River Brora from this site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is currently a playing field although it is surrounded by scrubland and non-coniferous trees		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	No formal designations		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retain existing vegetation and tree belts along river	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Site is sheltered by topography and surrounding vegetation	Orientate any buildings to benefit from solar gain	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	?? Unknown			?? Unknown
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	-- Not within walking distance of any transport connections or services with no scope for future connections	No footpath links to site and unlikely that road could be widened to provide a footpath		-- Not within walking distance of any transport connections or services with no scope for future connections
8b	0 appropriate school capacity	Dependant on use of site however Brora Primary School and Golspie High School both have capacity		0 appropriate school capacity

9a	0 Potential minor constraint that can be mitigated	No overhead lines on site		0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	Backies WTW has capacity. Waste water in serviced by private system. Significant distance from waste water services.		0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	- Proposal would have a minor negative impact on the quality of existing open space or access networks	Depends on use of site, if housing there may be an effect on open space, however if site continues as open space there is potential to improve the quality of what is currently there.		- Proposal would have a minor negative impact on the quality of existing open space or access networks
10b	- Proposal would result in minor loss in open space	Depends on use of site, if housing there may be an effect on open space, however if site continues as open space there is potential to improve quality but not increase quantity		- Proposal would result in minor loss in open space

10c	0 Utilises or is in close proximity to existing connections	Barrier of a road with no pedestrian crossing between this open space and open space at heritage centre	Encourage links with open space across road	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections		Core path SU06.11 to be protected	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Potential to enhance core path. Provide links to other paths and green spaces nearby.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings

11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies on the former Brora brickworks (SU-CON-1002) and Colliery (SU-MIN-1041). Site also lies within 250m of Crofthugh Landfill (SU-WDS-1003)	A Site investigation may be required should a Planning Application be submitted for this site.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land	Previously used land		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Dependant on proposed use		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development
12b	X not applicable to type or location of development	Brownfield site		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill	Unlikely that site will be a desirable place for local recycling facilities as it is removed from the rest of the settlement		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	No proposed business or industrial use on site		X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Outwith existing SDA. Already changing rooms on site and a hardstanding which is used as a carpark. Surrounding area is open countryside and removed from rest of Brora		- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate

15b	- proposal would be visually intrusive in wider general scenery	Surrounding area is open countryside		- proposal would be visually intrusive in wider general scenery
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	Several HER in and around site.	Retain any features linked to coal mining history of site	Retain any features linked to coal mining history of site	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			

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

Site Name: Brora Station and Goods Shed
Settlement: Brora
Site size (ha):

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Near River Brora which is in RBMP and had a good status with no pressures identified.		x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No known water supplies within 250m of site.		x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on CO2 emissions/ increased car travel			O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on CO2 emissions/ increased car travel

3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Northern end of site may be at risk of surface water flooding.		x Not Applicable
4a	x Not Applicable	Not at coast.		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC but unlikely to have any impact.	Likely to require HRA assessment. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Inverbrora SSSI but not adjacent to it.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	X N/A no designations apply			X N/A no designations apply
5e	- Protected Species present but licence not required due to ability to mitigate	The two buildings on site are both unused so there is potential for bats to be using them.	Bat survey required.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is surrounded by buildings, is adjacent to a railway line, and is beside the A9.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Flat site surrounded by other buildings.		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Existing access onto A9.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated	No overhead lines on site.		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW and Brora WWTW both have capacity.	All development should connect to the public sewer.	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

10a	0 Unlikely to have any impact on existing open space	Existing site is not used for open space. Brownfield site. Reusing the railway station and creating extra carparking is not going to increase the amount or quality of open space.		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Existing site is not used for open space. Brownfield site. Reusing the railway station and creating extra carparking is not going to increase the amount or quality of open space.		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections	No formal open space adjacent to site to link in to.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Not adjacent to a core path but number of footpath links in and around site.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Reusing the railway station and creating extra carparking is not going to enhance the green network.		0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

11a	+ Minor redevelopment of brownfield land and/or existing buildings	Two unused buildings on site.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land	Site lies on railway land. If land is used for additional carparking then a likely informative would apply as it would not be a material change in use.		0 Scale or type of proposal unlikely to effect contaminated land
11c	X No Greenfield Land	Brownfield land.		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Brownfield site.		X not applicable to type or location of development
12b	X not applicable to type or location of development	Brownfield site.		X not applicable to type or location of development
13a	0 No significant impact on the amount of waste going to landfill	Site is relatively small so unlikely that there would be room to provide recycling facilities.		0 No significant impact on the amount of waste going to landfill

13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby.		X Not applicable to type or location of development
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria.		O No significant impact on the amount of waste going to landfill
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	O Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and two empty buildings on site.		O Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	Within built up area. Reuse of buildings has the potential to improve the visual impact of the site.		+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	There are a number of nearby THC Historic Environment Records including the goods shed.	Sensitive siting and design.	Sensitive siting and design.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Brora Railway Station and the footbridge are C listed Buildings. There are also a number of B Listed buildings across the road.	Sensitive siting and design.	
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Within built up area. Reuse of buildings has the potential to improve the visual impact of the site.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	- Developme nt of site would have a minor negative impact on a cultural heritage designation 's wider setting		Ensure setting of listed buildings is not impacted.	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
-----	--	--	--	---

Site Name: CT05: Old Reading Room Site and Land to the West
Settlement: Castletown
Site size (ha): 0.3

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Stangergill Burn runs along the SE boundary but is unlikely to be affected.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Large section of the south of the site is at risk of flooding from the burn		0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Grassed area is well maintained and the vacant buildings are well boarded up so little potential for biodiversity value. There may be interests around the burn alongside the site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply

5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Some mature trees around Old Reading Room but some of these may need to be felled as they have grown too large for the curtilage of the property	Bat survey may be required	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Grassed area is well maintained and the vacant buildings are well boarded up so little potential for biodiversity value. There may be interests around the burn alongside the site.	Otter survey may be required.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	The site itself is unlikely to be part of an important wildlife corridor but the burn alongside the site may.	Relevant surveys may be required and mitigation identified.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

SITE DELIVERABILITY/ SUSTAINABILITY	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunit y to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommod ated by existing Road Network			0 Proposal would be easily accommoda ted by existing Road Network
7b	0 Proposal in close proximity to utilise existing connection s and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/tra nsport connection s			0 Proposal within reasonable distance to limited local services/tra nsport connections

8b	+ developme nt could help sustain existing services			+ developmen t could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	Currently on private sewer system. Potential upgrading required.		0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Potential improvement to the quality but reduction in size of the grassed area which is currently used as openspace	Provision of openspace in line with the Council's Openspace Supplementary Guidance.	+ Improves/e nhances green network connectivity , existing open space or key access network
10b	- Proposal would result in minor loss in open space	Potential improvement to the quality but reduction in size of the grassed area which is currently used as openspace	Provision of openspace in line with the Council's Openspace Supplementary Guidance.	- Proposal would result in minor loss in open space

10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Brownfield land. Buildings currently vacant. Grassed area is brownfield but currently used as openspace.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Potential contamination on the grassed area.	Contamination survey may be required.	0 Scale or type of proposal unlikely to effect contaminated land
11c	X No Greenfield Land			X No Greenfield Land

11d	+ Minor redevelopment of brownfield land and/or existing buildings	Buildings currently vacant.		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Infill site and vacant building, which if designed well, development would make a positive contribution to the surrounding area.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b				X Not applicable to type or location of development

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Old Reading Room building is B-Listed	Ensure any renovation of the building is sensitive to the heritage value of the building	
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	X Not applicable to type or location of development			X Not applicable to type or location of development
-----	---	--	--	---

Site Name: CT08: Former Castletown Quarry
Settlement: Castletown
Site size (ha): 2.4

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

2a	0 Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on CO2 emissions/ increased car travel			0 Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on CO2 emissions/ increased car travel
3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Low pluvial flood risk identified on site.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	?? Unknown		Protected species survey may be required for future development.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Possible access issues depending on use.		0 Proposal in close proximity to utilise existing connections and access

8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Site lower than adjacent sewer. Pumped arrangement may be required.		0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	X Not applicable			X Not applicable
10b	X Not applicable			X Not applicable
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	++ Significant/large scale redevelopment of brownfield land and/or existing buildings			++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	?? Unknown			?? Unknown
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Very limited structures on site		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings

12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	O No significant impact on the amount of waste going to landfill	No waste management facilities nearby		O No significant impact on the amount of waste going to landfill
13d	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Site relates to existing built development pattern.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Site relates to existing built development pattern.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	<p>O</p> <p>Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>			<p>O</p> <p>Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>
16b				<p>O</p> <p>Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Site relates to existing built development pattern.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: CT11: Land at West Dunnet Beach
Settlement: Castletown
Site size (ha): 4.7

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Dunnet Bay rated as High		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source			0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk			0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Sand dunes which would be affected by any development		- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

5a	- developme nt of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated			- developmen t of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversity site or the qualities for which it has been designated
5b	X N/A no designations apply			X N/A no designations apply
5c	-- developme nt of site would have a significant negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated	Fully within Dunnet Links which are important dune beaches		-- developmen t of site would have a significant negative effect on the integrity of a national, local nature conservatio n designation or Geodiversity site or the qualities for which it has been designated

5d	X N/A no designations apply			X N/A no designations apply
5e	- Protected Species present but licence not required due to ability to mitigate	Potential for some protected species to be present due to the vegetation and proximity to the sea.	Relevant surveys to be carried out.	- Protected Species present but licence not required due to ability to mitigate
5f	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated			- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated

5g	- developme nt of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated	Could affect movement of species along the shore front.		- developmen t of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversity site or the qualities for which it has been designated
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunit y to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommod ated by existing Road Network			0 Proposal would be easily accommoda ted by existing Road Network
7b	0 Proposal in close proximity to utilise existing connection s and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/tra nsport connection s			0 Proposal within reasonable distance to limited local services/tra nsport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site			0 Public water/wast e water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	- Proposal would result in minor loss in open space	The dune beaches are used for recreational uses and development would reduce this resource.		- Proposal would result in minor loss in open space
10c	- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks	The dune beaches are used for recreational uses and development would reduce this resource.		- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	0 Scale or type of proposal unlikely to effect brownfield land	Former quarry which is now in quite a natural state.		0 Scale or type of proposal unlikely to effect brownfield land
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land			0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings

12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Development would have a significant impact on the dune beach of Dunnet Bay		- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate
15b	- proposal would be visually intrusive in wider general scenery	Located close to a main public road and within an area used frequently by visitors		- proposal would be visually intrusive in wider general scenery
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Located close to a main public road and within an area used frequently by visitors		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: DN08 Earl's Cross
Settlement: Dornoch
Site size (ha): 1.8

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

3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Small amounts of potential fluvial flooding on site. Site almost built out.		x Not Applicable
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Hedgerow planting and mixed vegetation to encourage linkages with nearby woodland	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Proximity to Dornoch Firth and Loch Fleet SPA, Moray Firth SAC, Dornoch Firth SAC and Dornoch Firth and Loch Fleet Ramsar	Likely to require cumulative HRA assessments in relation to their possible effect on the Dornoch Firth SAC.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Station Wood TPO and semi natural woodland. North eastern boundary of site adjacent to forestry		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Hedgerow planting and provision of open space and landscaping, to encourage linkages with nearby woodland.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Site mostly developed		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Capacity in Dornoch Academy and Dornoch Primary School		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	WTW and WWTW both have capacity.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	+ Improves/enhances green network connectivity, existing open space or key access network	Two core paths adjacent to site	Improve links to core paths	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Link to paths outwith development area, especially to the east.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite	Majority of site already developed		X N/A no brownfield land onsite

11b	X No contaminat ion present			X No contaminati on present
11c	O Scale or type of proposal unlikely to result in loss of greenfield land	Majority of site already developed		O Scale or type of proposal unlikely to result in loss of greenfield land
11d	X No Greenfield Land	Majority of site already developed		X No Greenfield Land
12a	X not applicable to type or location of developme nt	Majority of site already developed		X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt	Majority of site already developed		X not applicable to type or location of developmen t
13a	O No significant impact on the amount of waste going to landfill	Majority of site already developed		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of development	Not near a waste management facility		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	No business or industrial uses proposed		X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	NSA to south of Dornoch		0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation. Site is prominent and prior to current development, offered views to the sea. Will round off settlement. Site is almost built out.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Plots with views to sea are already developed. Site is almost built out.		0 proposal would not be visually intrusive

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Near Earl's Cross Scheduled Monument, but should have no impact as there is a woodland buffer		0 Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Several HER sites nearby			0 Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Onverlooked by B Listed Earl's Cross building, but majority of site already developed.		
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Outwith Dornoch's Conservation Area		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development	Plots with views to sea are already developed. Site is almost built out.		X Not applicable to type or location of development

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

Site Name: DN09 West of Meadows Park Road
Settlement: Dornoch
Site size (ha): 12.6

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small watercourse on site	Retain and integrate watercourses as natural features within the development.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

2a	- Proposal is far from existing centres of population and/ or similar uses and/or development 50-499 houses or 3-19ha of employment/industrial land and/or Proposal will cause a minor increase in use of private car	Western end of site is starting to get further away in distance from centre of Dornoch.	Provide pedestrian links to adjacent housing development	- Proposal is far from existing centres of population and/ or similar uses and/or development 50-499 houses or 3-19ha of employment/industrial land and/or Proposal will cause a minor increase in use of private car
3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Very flat site with multiple drainage channels through the site and ground indicated as marshy on the OS Map. Some areas shown at risk of surface water flooding. FRA required to deal with small watercourses.	Retain and integrate watercourses as natural features within the development.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Provide areas of planting to encourage movement of wildlife	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Proximity to Dornoch Firth and Loch Fleet SPA, Moray Firth SAC, Dornoch Firth SAC, Dornoch Firth and Loch Fleet Ramsar.	Likely to require cumulative HRA assessment in relation to possible effect on the Dornoch Firth SAC. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Dornoch Firth SSSI. Drainage could impact on SSSI as could disturbance.	Ensure any drainage does not impact on SSSI	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application.	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Provide areas of planting to encourage movement of wildlife into countryside beyond to north and south. Retain and integrate watercourses as natural features within the development.	+ proposal will help safeguard a national, local conservation or geodiversity site

SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Flat site	Orientate houses to benefit from solar gain. Provide shelter belt planting.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	concerns that housing development on this site will lead to a further use of the Cuthill road as a rat-run to the A9.	Consideration should be give to providing a new link road between the site and the Evelix Road	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	Eastern end of site is closer to local services		0 Proposal within reasonable distance to limited local services/transport connections

8b	+ developme nt could help sustain existing services	Capacity in Dornoch Academy and Dornoch Primary School		+ developmen t could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	WTW and WWTW both have capacity.	All development should connect to public sewer	0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections		Provide pedestrian link onto path which goes to Meadows Park and links to other open spaces being provided at adjacent developments.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Provide links to paths and roads to the north, east and south of the site.	0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies within 250m of a landfill (SU-WDS-1016), a disused refuse tip lies 110m SSE and is annotated in the current OS map.	At planning application stage a detailed site history may be required, with the possibility of a gas risk assessment site investigation being required	+ Will remediate minor contamination or small scale contamination onsite

11c	-- Large-scale use of Greenfield land		Provide usable open space within development	- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	X not applicable to type or location of development	Site is a mixture of 4.1 and 4.2 quality soil		X not applicable to type or location of development
13a	+ Will facilitate sustainable waste management at a local scale		Provide local recycling facilities on site	+ Will facilitate sustainable waste management at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	Not near a waste management facility		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not proposed for business or industrial use		X Not applicable to type or location of development

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities	Partly within Dornoch Firth NSA.	Sensitive development of site required; high quality design; appropriate scale	-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities
14b	X N/A			X N/A
15a	-- Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement	Would affect approach to and setting of existing town. Sutherland Landscape Capacity Study shows as unlikely to be suitable for development due to scenic resource. Adverse effect on farmed coastal flats that form a contrast to the hills beyond.	Sensitive landscaping and planting to reduce impact on settlement setting	-- Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement
15b	- proposal would be visually intrusive in wider general scenery			- proposal would be visually intrusive in wider general scenery

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	HER in and around site	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Numerous listed buildings 400m away from site		
16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Outwith Dornoch's Conservation Area		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: DN10 West of Sutherland Road
Settlement: Dornoch
Site size (ha): 2.8

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small watercourse on site	Retain and integrate watercourse as natural feature within the development	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Drainage issues rather than small watercourse may cause flooding issues	Retain and integrate watercourse as natural feature within the development	0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	- developme nt of the site would have a minor negative effect on a Natura 2000 site	Proximity to Dornoch Firth and Loch Fleet SPA, Moray Firth SAC, Dornoch Firth SAC and Dornoch Firth and Loch Fleet Ramsar	Likely to require cumulative HRA assessment in relation to possible effect on the Dornoch Firth SAC.	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservatio n (including Geodiversit y) sites due to nature or scale of proposal	Proximity to Dornoch Firth SSSI		0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservatio n (including Geodiversit y) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey may need to accompany any planning application.	0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Provide wildlife corridors from site into surrounding countryside. Boundary planting to provide small scale habitat corridors.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site		Provide shelter belt vegetation and orientate buildings to benefit from solar gain	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	- Proposal will put existing road network under strain	Concerns that housing development on this site will lead to a further use of the Cuthill road as a rat-run to the A9.	Consideration should be given to providing a new link road connecting the site to Evelix Road	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development

8b	+ developme nt could help sustain existing services	Capacity in Dornoch Academy and Dornoch Primary School		+ developmen t could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	WTW and WWTW both have capacity.	All development should connect to the public sewer	0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connection s		Link into open spaces around surrounding developments	0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections		Access to Evelix Road required for pedestrian users. Provision of footpath along Sutherland Road	+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network	Provision of footpath along Sutherland Road can provide links to open areas beyond the site	Provision of footpath along Sutherland Road	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development

12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Mostly 4.1 and 4.2 with a small amount of 3.2 at north western corner		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill		Provide recycling facilities on site	O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	Not near a waste management facility		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not proposed for business or industrial use		X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

14a	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	In proximity of Dornoch Firth NSA	Sensitive development of site required; high quality design; appropriate scale	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Outwith SDA but adjacent to a completed housing allocation. Will affect the landscape experience entering Dornoch. Along with the development across Sutherland Road (H4 Sulp) it could help round off western section of Dornoch.	Sensitive siting and design. Landscaping including stone walls, hedgerows and planting to reduce impact on settlement setting and create a positive edge and arrival point from the west.	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle

15b	- proposal would be visually intrusive in wider general scenery	Development will affect views of Dornoch from the west and from Evelix Road towards the sea.	Sensitive form, scale and pattern of housing	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	0 Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			0 Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16b	One HER adjacent to site	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Numerous listed buildings 400m away		

16d	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Outwith Dornoch's Conservation Area		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development	Development will affect views of Dornoch from the west and from Evelix Road towards the sea.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: ET04 Edderton Glebe
Settlement: Edderton
Site size (ha): 13.7

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Edderton Burn lies to the south west of site and is classed as good. Adjacent to Dornoch Firth which is classed as good (but recently downgraded from high)		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate		Provide buffer to watercourse	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source

CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	- Proposal is far from existing centres of population and/ or similar uses and/or development 50-499 houses or 3-19ha of employment/industrial land and/or Proposal will cause a minor increase in use of private car	Unclear number of housing units suggested, however site is a considerable size.	Reduce size of site	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Small amount of pluvial flood risk. Edderton Burn to south west, risk of flooding. North east of site runs along coast, potential for flooding. Well in close vicinity of site which may indicate shallow water table, potential for groundwater flooding.	Provide buffer to watercourse	0 Development is unlikely to have any significant effects on any water bodies or water supply source

4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Part of site is at coast but not thought to be at risk of coastal erosion	Pull development back from coastline	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Adjacent to Dornoch Firth SAC, Dornoch Firth and Loch Fleet SPA and Dornoch Firth and Loch Fleet Ramsar site. Needs to be		- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Section of site over railway line is adjacent to Dornoch Firth SAC, Dornoch Firth and Loch Fleet SPA and Dornoch Firth and Loch Fleet Ramsar site. Drainage, disturbance could be an issue.	Needs to be assessed in HRA. In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application. Create a buffer between development and the edge of the SPA/SAC/Ramsar.	- development of the site would have a minor negative effect on a Natura 2000 site

5c	- developme nt of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated	Section of site over railway line is adjacent to Dornoch Firth SSSI	Create a buffer between development and the edge of the SSSI	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservatio n (including Geodiversit y) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5e	- Protected Species present but licence not required due to ability to mitigate		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply

5g	- developme nt of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated	Coastal habitat would be affected by disturbance		- developmen t of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversity site or the qualities for which it has been designated
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Open site from south and south east to the coast along the north and north east edges.	Orientate buildings for solar gain, provide shelter belt planting.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommod ated by existing Road Network			0 Proposal would be easily accommoda ted by existing Road Network

7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	No access currently over railway line. Existing access to adjacent sewage treatment plant is an unclassified road. Access road along western edge of site .		0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	Bus stop nearby which provides public transport links to Tain and Dornoch.		0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Edderton Primary School and Tain Royal Academy both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines cross site at two points	Set back from overhead lines	0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Limited waste water treatment capacity. Southern site boundary contains water distribution pipe.	All development should connect to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Possible link to Edderton Main core path	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Adjacent to national cycle network route	Possible link to Edderton Main core path	+ Improves/enhances green network connectivity, existing open space or key access network

10e	0 Utilises or is in close proximity to existing connections		Possible link to Edderton Main core path	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land		Reduce scale of development	- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land	Land is 3,2 agricultural quality	Reduce scale of development	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land

13a	O No significant impact on the amount of waste going to landfill		Provide local recycling facilities on site	O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	Not near a waste management facility		X Not applicable to type or location of development
13d	O No significant impact on the amount of waste going to landfill	Not proposed for business or industrial use		O No significant impact on the amount of waste going to landfill
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities	Section of site over railway line sits within the Dorncoch Firth NSA	Reduce development to land between road and railway to fit with existing settlement pattern and omit area within NSA. Landscape impact and design statement required. Very sensitive siting and design required.	- proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities

14b	X N/A			X N/A
15a	-- Development isolated and not in an existing settlement boundary and/ or Development of site would land lock other sites or impact on existing connectivity in a settlement	Outwith SDA. Site does not link well to existing housing so does not reinforce the existing settlement pattern or improve overall settlement design	Smaller amount of development land omitting land in NSA. Sensitive siting and design.	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate
15b	-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view	Site is visible from A836 and is on edge of settlement. Entrance site to Edderton from South.	Sensitive landscaping and planting to reduce impact on settlement setting. High quality sense of arrival/exit required at main road.	- proposal would be visually intrusive in wider general scenery
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	Few Historic Environment Records around periphery of site	Sensitive siting and design. Any archaeological remains must be recorded	Sensitive siting and design. Any archaeological remains must be recorded	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Adjacent to listed building (Old Manse C listed)	Sensitive siting and design	
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of development	Site is visible from A836 and is on edge of settlement. Entrance site to Edderton from South.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: GP03 West of existing Business Park
Settlement: Golspie
Site size (ha): 4.2

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small watercourse along boundary	Provide buffer between any development and watercourse	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

2a	0 Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel	Adjacent to existing business allocation		0 Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on C02 emissions/ increased car travel
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Small areas of the site may be at risk of surface water flooding, also a drainage ditch near the railway line at the site boundary may be contributing to the surface water	Provide buffer between any development and watercourse	0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	In proximity of Moray Firth SAC	All development should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species	Small watercourse running along southern boundary	Otter survey may be required	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Maintain a buffer between development and watercourse on southern boundary	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc		Ensure buildings are orientated for solar gain	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	?? Unknown	Business and retail uses would generate different amounts of traffic		?? Unknown
7b	?? Unknown			?? Unknown

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development	Adjacent to existing business park		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/wastewater and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity	All development should connect to the public sewer	0 Public water/wastewater and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Provide active travel links to the existing business park to the east	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	?? Unknown			?? Unknown

11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structure on site; site undeveloped		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	Information not available		?? Unknown
13a	+ Will facilitate sustainable waste management at a local scale	Recycling facilities on adjacent business park		+ Will facilitate sustainable waste management at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources	No existing development on site		O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	O No significant impact on the amount of waste going to landfill	Site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Outwith SDA but adjacent to it. Would be a logical expansion to existing business park. Shown on Sutherland Landscape Capacity Study as unlikely to be suitable for development due to value of scenic resource.	Sensitive siting and design	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	On entrance to Golspie	Sensitive siting and design including landscaping	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b				X Not applicable to type or location of development
16c	X Not applicable to type or location of development			
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	On entrance to Golspie		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

16h	X Not applicable to type or location of development			X Not applicable to type or location of development
-----	---	--	--	---

Site Name: GP08 Rhives Farm Steading
Settlement: Golspie
Site size (ha): 0.2

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No watercourses on site		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Not shown as at risk in SEPA flood maps, however history of flooding in adjacent Rhives Farm in 2007		x Not Applicable
4a	x Not Applicable	Not at coast		x Not Applicable

BIODIVERSITY, FLORA AND FAUNA	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Mature vegetation around site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	proximity to Moray Firth SAC	All development should connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Close to Benvraggie Wood (semi natural and ancient and long established woodland). Already existing farm steading on site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	- Protected Species present but licence not required due to ability to mitigate	Potential for bats on site	Bat survey required	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing farm steading on site, surrounded by mature vegetation	Retain mature vegetation	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Within a cluster of buildings		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope

7a	- Proposal will put existing road network under strain	Height restriction at railway bridge	Provide passing places	0 Proposal would be easily accommodated by existing Road Network
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated			+ Opportunity to improve local access issues
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development

8b	+ development could help sustain existing services	Golspie High School and Golspie Primary School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines adjacent to site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity	All development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Redevelopment opportunity of former steading building		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10d	+ Improves/enhances green network connectivity, existing open space or key access network	Core path passes site and adjacent to other path records. Beside mountain bike trails		+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network		Enhance links to existing paths	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Agricultural Steadings onsite.	Steading questionnaire submitted with planning application.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land	Previously developed land		X No Greenfield Land

11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Existing development on site		X not applicable to type or location of development
12b	X not applicable to type or location of development	Existing development on site		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	+ Will encourage sustainable use of natural resources at a local level		Encourage recycling and reuse of materials on site	+ Will encourage sustainable use of natural resources at a local level
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not intended for business or industrial uses		X Not applicable to type or location of development

LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and current housing allocation in Sutherland Local Plan. Existing steading which sits within a cluster of buildings.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development			+ proposal would lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	In proximity to Chambered Cairn		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Few HER sites nearby			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Adjacent to B Listed Rhives House	Awareness of setting of listed building	
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: GP09 Ferry Road
Settlement: Golspie
Site size (ha): 4.9

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small watercourse running along northern boundary	Provide buffer to watercourse	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Fluvial risk adjacent to site. Small areas of the site may be at risk of surface water flooding, also a drainage ditch near the railway line at the site boundary may be contributing to the surface water	Provide buffer to watercourse	0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	proximity to Moray Firth SAC	All developments to connect to the public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species	Located between coast and small watercourse running along northern boundary	Otter survey may be required	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Near coast but some shelter from golf course	Provide shelter belt vegetation	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	?? Unknown			?? Unknown
7b	?? Unknown			?? Unknown
8a	0 Proposal within reasonable distance to limited local services/transport connections			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers , hot food take away (medium or small service centre), appropriate school capacity and/or development co

8b	+ developme nt could help sustain existing services	Golspie High School and Golspie Primary School both have capacity		+ developmen t could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity. Extension to public sewer would be required.	All development should connect to public sewer.	0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of more than 4 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connection s	Adjacent to golf course and near playing fields		0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections	Adjacent to core path and footpath runs along southern boundary	Upgrade footpath	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Provide linkages to paths and open spaces nearby	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	?? Unknown			?? Unknown
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development

12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	3.1 quality soil		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not identified for business or industrial uses		X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Outwith SDA and elongates settlement. Sutherland Landscape Capacity Study indicates site unlikely to be suitable for development due to value of scenic resource.		- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate
15b	- proposal would be visually intrusive in wider general scenery	Business park and railway line in backdrop. Open setting looking out towards the sea.		- proposal would be visually intrusive in wider general scenery
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b	Historic Environment Record adjacent to site			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Business park and railway line in backdrop. Open setting looking out towards the sea.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: GP10 South Argo Terrace
Settlement: Golspie
Site size (ha): 1.0

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of site		x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on CO2 emissions/ increased car travel	Any housing is well connected to rest of Golspie and nearby services. Open space would have no carbon emission impact		O Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on CO2 emissions/ increased car travel

3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Fluvial flood risk adjacent to site however topography appears to suggest that it would not be at risk of flooding		x Not Applicable
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is currently a well maintained grass area with no hedgerows or other vegetation which is probably how it will stay if maintained as open space.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Proximity to Moray Firth SAC	Likely to require HRA assessment. All development should connect to the public sewer.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Semi natural woodland in proximity but barriers of roads and houses between this site and the woodland		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	If site remains as is there will be no improvement. If site partially developed, there is potential to introduce more vegetation on site. However site is severely surrounded by housing and roads.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Flat site	Orientate housing to maximise solar gain. Provide shelterbelt vegetation	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	South Argo Terrace is one way from A9 to graveyard heading north and remainder of road up to junction with Sibell Road is narrow. Sibell Road takes access off A9 and has a stretch with no pavement.		- Proposal will put existing road network under strain
7b	- Limited opportunity / large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated			- Limited opportunity / large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development	Within walking distance of primary and secondary schools		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development
8b	+ development could help sustain existing services	Golspie High School and Golspie Primary School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No overhead lines on site		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Backies WTW has capacity, Golspie WWTW has capacity. Sewer and water mains transecting site north to south.	All development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	-- Proposal would have a significant negative impact on quality of open space or access networks	Site is protected Open Space in the Sutherland Local Plan. If it remains as open space, there is no impact and it remains as underused open space. If housing developed on site there may be opportunity to provide usable open space.		-- Proposal would have a significant negative impact on quality of open space or access networks
10b	-- Proposal would result in significant loss of open space or access networks		Publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	-- Proposal would result in significant loss of open space or access networks
10c	- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks	Would lead to a dis-connectivity of areas of open space serving the eastern end of Golspie		- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks

10d	- Proposal would fragment key access networks or open space and/or or Proposal would have a minor negative impact on the quality of existing open space or access networks	Near to some core paths and footpath links, although footpath links on Sibell Road and South Argo Terrace are incomplete		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite	Undeveloped land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land

12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	Information not available. Not currently used for agricultural purposes		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Relatively small scale development or it may remain as open space		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities near site		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	No business or industrial uses proposed on site		X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA, is allocated as open space. Housing in immediate vicinity of site as well as another large area of open space. Sutherland Landscape Capacity Study identifies most of the site as unsuitable for development due to landscape value.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Site is flat	Any housing should be of a similar scale and height to adjacent housing	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	Some HER nearby			0 Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	In proximity to several C and B listed buildings but due to landform they are not visible from site		
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Site is flat		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: HK07: Land north of railway line
Settlement: Halkirk
Site size (ha): 1.2

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Small burn running alongside the site		- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk			- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Open grass field which is unlikely to support much biodiversity		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply

5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Railway line to the south and built development to the west means that it is unlikely to form part of a habitat network.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A

9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site			0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land	Agricultural land		- Small scale use of greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	- Minor disturbance of carbon rich soils/wetlands	Potential carbon-rich soil given location to south of Halkirk.		- Minor disturbance of carbon rich soils/wetlands
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	The land is rated as 4.1.		0 Scale or type of proposal unlikely to effect on soil or croft land

13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development			X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Located on the edge of the village and is set back from the road.	Bunding and planting.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Located on the edge of the village and is set back from the road.	Bunding and planting.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b				X Not applicable to type or location of development
16c	X Not applicable to type or location of development			
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Located on the edge of the village and is set back from the road.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	X Not applicable to type or location of development			X Not applicable to type or location of development

Site Name: HD06: Helmsdale Harbour
Settlement: Helmsdale
Site size (ha): 0.8

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Site located at mouth of River Helmsdale: RBMP named water body 'River Helmsdale Kinbrance Burn to sea' Good Status	Further consideration of impacts to River Helmsdale may be required, depending on proposed site use.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Site located at mouth of River Helmsdale.	Further consideration of impacts to River Helmsdale may be required, depending on proposed site use.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supply noted within 250m of site		x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

2a	0 Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on CO2 emissions/ increased car travel			0 Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on CO2 emissions/ increased car travel
3a	-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk	SEPA suggest removing proposal: "Entire site at risk of coastal flooding. Parts of the site at risk of fluvial flooding from River Helmsdale. We would object unless prior to adoption an FRA demonstrates that the site is capable of being developed"	Further consideration of impacts to River Helmsdale may be required, depending on proposed site use.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues		Design & construction of any relevant development would have to factor in coastal erosion risk, including to existing infrastructure through DM process.	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	#N/A			#N/A

5b	- developme nt of the site would have a minor negative effect on a Natura 2000 site	Moray Firth SAC meets E boundary of site.	Any proposed development would have to consider potential impacts to SAC interests. Prior any development proposal being considered, further consultation with SNH on relevant survey and mitigation is required.	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservatio n (including Geodiversit y) sites due to nature or scale of proposal	Helmsdale Coast SSSI for geology to E of site.		0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5d	X N/A no designation s apply			X N/A no designations apply
5e	- Protected Species present but licence not required due to ability to mitigate	Potential for impacts to Otter	Otter survey may be required, and mitigation implemented.	0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Helmsdale Coast SSSI for geology to E of site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated		Existing harbour function so further use for similar function unlikely to impact habitat connectivity. Consideration should be given to impacts upstream e.g. for Otter	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	X N/A No development proposed	Question not relevant to type of development		X N/A No development proposed

7a	- Proposal will put existing road network under strain	Depending on type of proposal, existing road infrastructure may be strained.		- Proposal will put existing road network under strain
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated			- Limited opportunity / large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated	Underground power cables currently serving site and surrounding area.		0 Potential minor constraint that can be mitigated
9b	X the site use proposed does not require a connection			X the site use proposed does not require a connection

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	X Not applicable	Proposal is for future use of existing harbour facilities.	Any development to support harbour would have to be considered as part DM process.	X Not applicable
10b	X Not applicable	Proposal is for future use of existing harbour facilities.	Any development to support harbour would have to be considered as part DM process.	X Not applicable
10c	X Not applicable	Proposal is for future use of existing harbour facilities.	Any development to support harbour would have to be considered as part DM process.	X Not applicable
10d	X Not applicable			X Not applicable
10e	X Not applicable			X Not applicable
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Site includes Dockyard Area SU-DCK-1003 - site appears to be constructed from reclaimed land. Furthermore, a former Refuse Tip lies offsite within 250m, 40m ESE. From reviewing the historical maps, the refuse tip appears to be less than 30 years old.		+ Minor redevelopment of brownfield land and/or existing buildings

11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site includes Dockyard Area SU-DCK-1003 - site appears to be constructed from reclaimed land. Furthermore, a former Refuse Tip lies offsite within 250m, 40m ESE. From reviewing the historical maps, the refuse tip appears to be less than 30 years old.	Redevelopment of site would require a Site Investigation to identify potential risk of contaminated land at reclaimed land part of this site.	?? Unknown
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	X Not applicable to type or location of development			X Not applicable to type or location of development
13b	X Not applicable to type or location of development	Proposal for use of existing harbour infrastructure.		X Not applicable to type or location of development

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

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	No Scheduled Monuments onsite.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Several interests at Harbour listed. Includes two shipwrecks offshore.	Consideration should be afforded to interests noted by RCAHMS	Consideration should be afforded to interests noted by RCAHMS	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Several B & C(S) listed buildings adjacent to site. Three B-listed buffer intersect N boundary of site.	Consideration should be given to any potential impacts of development to the listed buildings nearby.	
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Proposal is utilising existing harbour, within the SDA.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	X Not applicable to type or location of development			X Not applicable to type or location of development

Site Name: LA07 & LA08 South-west of Main Street
Settlement: Lairg
Site size (ha): 7.7

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Nearby River Shin was classed as having good ecological potential in 2008. River Shin has pressure from abstraction and is used by fresh water fish. Watercourse on site but not RBMP.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Watercourse on site	Retain and integrate watercourse as a natural feature within the development.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source

CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	- Proposal is far from existing centres of population and/ or similar uses and/or development 50-499 houses or 3-19ha of employment/industrial land and/or Proposal will cause a minor increase in use of private car	Allocated for 70 units.	Ensure pedestrian linkages to Main Street to encourage active travel.	0 Proposal located close to existing centres of population and/or similar uses and/or Type of proposal is unlikely to have any significant impact on CO2 emissions/ increased car travel
3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Adjacent to fluvial flood risk; site may be at risk from flooding. The site is adjacent to Little Loch Shin, no record of flooding at the site. The A836 which runs adjacent to the Loch and the site is partly within the extent of the flood map.	Retain and integrate watercourse as a natural feature within the development.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Mainly grassland	Provide more variety of vegetation on site	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity with River Oykel SAC	Development should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Provide landscaping using a variety of vegetation, as part of the overall design layout and encourage linkages to mature trees on former Sutherland Arms site to create habitat areas and links.	+ proposal will help safeguard a national, local conservation or geodiversity site
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Large site, with some areas more sheltered than others due to undulating nature of land.	Development should make use of undulating landform to provide shelter.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Existing access onto site could be acceptable for a small number of units.	Pedestrian access onto Main Street.	0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development		Pedestrian access onto Main Street.	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development

8b	+ development could help sustain existing services	Capacity at Lairg Primary School and Golspie High School.		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines pass over eastern end of site.	Set back from overhead lines.	0 Potential minor constraint that can be mitigated
9b	0 Public water/wastewater and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity.	All development should connect to public sewer	0 Public water/wastewater and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Green field but not used as formal open space.		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of 70 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space

10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space	Adjacent to football pitch and tennis courts.	Ensure improved pedestrian access/links to football pitch and tennis courts.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Paths within site; adjacent to national cycle network route.	Maintain paths within site, ensure pedestrian linkages to Main Street	+ Improves/enhances green network connectivity, existing open space or key access network
10e	+ Improves/enhances green network connectivity, existing open space or key access network		Masterplan for site should take into account development at adjacent MU1 Former Hotel/outbuildings site.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present

11c	-- Large-scale use of Greenfield land	Large expanse of green field with limited habitat diversity.		-- Large-scale use of Greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	X not applicable to type or location of development	Podzol on site.		X not applicable to type or location of development
12b	?? Unknown	Information not available		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Large site with potential for a lot of houses.	Consider possibility of providing recycling facilities on site	+ Will facilitate sustainable waste management at a local scale
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	Not near a waste management facility		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not allocated for business or industrial use		X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation.	Masterplan required for site to ensure houses are carefully designed to fit with the undulating landform and not visually intrusive.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Sutherland Landscape Capacity Study designates the site area as potentially unsuitable for development due to value of the landscape resource	Masterplan required for site to ensure development is carefully designed to fit with the undulating landform and not visually intrusive.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b	Adjacent to Historic Environment Record of Lairg Township.	Any archaeological remains should be recorded.	Any archaeological remains should be recorded.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Sutherland Landscape Capacity Study designates the site area as potentially unsuitable for development due to value of the landscape resource		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: LA09 North of Manse Road
Settlement: Lairg
Site size (ha): 1.8

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Nearby River Shin was classed as having good ecological potential in 2008. River Shin has pressure from abstraction and is used by fresh water fish. No watercourse on site		x Not Applicable
1b	x Not Applicable	No waterbodies on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supply sources within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Allocated for 5 units		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		x Not Applicable
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Scrubland	Provide more diversity of vegetation on site	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity with River Oykel SAC	Developments should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply	No trees on site		X N/A no designations apply

5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	X N/A no designations apply	No GCR or RICS sites		X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Open site, additional planting could provide scope for creating links to other small wooded areas nearby	Provide more diversity of vegetation on site. Structural planting along edge of site to provide definition and context to housing	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	South west facing site on a slope	Provide shelter belts	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Capacity at Lairg Primary School and Golspie high School.		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead line passes through site.	Set back from overhead lines.	0 Potential minor constraint that can be mitigated

9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity.	All development should connect to public sewer	0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Greenfield site but not formally used for open space.		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space		Capacity of 6 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Footpath access adjacent to site.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Footpath access adjacent to site and a track along the east side.	Design layout of development to link into track on east side	0 Utilises or is in close proximity to existing connections

WASTE AND NATURAL RESOURCES	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contaminat ion present			X No contaminati on present
11c	- Small scale use of greenfield land	Allocated for 5 units.		- Small scale use of greenfield land
11d	X No Greenfield Land	No existing development on site		X No Greenfield Land
12a	X not applicable to type or location of developme nt	Podzol on site.		X not applicable to type or location of developmen t
12b	?? Unknown	Information not available		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Unlikely to be suitable for local recycling facilities		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of development	Not near a waste management facility		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not allocated for business or industrial uses		X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation. Sutherland Landscape Capacity Study indicates the western part of the site as an area of potential housing, but the eastern part as having landscape value	Sensitive siting and design especially on eastern side of site	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Site has housing development on three sides	Ensure any houses on top end of site do not go above skyline	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b	Some HER nearby	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Nearby B Listed Manse but not adjacent to site		
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of development	Site has housing development on three sides		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: LA10 East of Manse Road
Settlement: Lairg
Site size (ha): 1.4

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Nearby River Shin was classed as having good ecological potential in 2008. River Shin has pressure from abstraction and is used by fresh water fish. No watercourse on site		x Not Applicable
1b	x Not Applicable	No watercourses on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Allocated for 5 units		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Elevated site. Record of flooding on A836. Site is not located within an identified flood risk area and there is no history of flooding on the site		x Not Applicable
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retain or replace vegetation on site	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity to River Oykel SAC	Developments should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Some scattered trees on site		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	X N/A no designations apply	No GCR or RICS sites		X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retention of trees on site and some new planting to augment small areas of woodland around this area	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Shelter from surrounding buildings, south facing site.	Retain some vegetation	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections

8b	+ developme nt could help sustain existing services	Capacity at Lairg Primary School and Golspie High School.		+ developmen t could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead line passes through top north east corner of site.	Set back from overhead line	0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity.	All development should connect to public sewer	0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Greenfield site but not used as formal open space.		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Capacity of 5 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connection s			0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections	Footpath links adjacent to site.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Maintain or replace vegetation and provide pedestrian links to to north as well as south end of site	0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land
12a	- Minor disturbance of carbon rich soils/wetlands	There is the possibility that this site is on peat and may contain wetlands habitats.	Peat Management Plan showing how disturbance of peat has been minimised and how peat will be managed on site. Vegetation survey to demonstrate how impacts on wetlands have been avoided or if necessary mitigated.	- Minor disturbance of carbon rich soils/wetlands
12b	?? Unknown	Information not available		?? Unknown

13a	O No significant impact on the amount of waste going to landfill	Unlikely to be suitable for local recycling facilities		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	Not near a waste management facility		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not allocated for business or industrial use		X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Within SDA and existing allocation. Shown on Sutherland Landcape Capacity Study as suitable for housing		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Surrounded by existing housing		0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b	Some HER nearby	Any archaeological remains must be recorded	Any archaeological remains must be recorded	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Surrounded by existing housing		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: LA11 North of Lairg Industrial Estate
Settlement: Lairg
Site size (ha): 0.3

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

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		x Not Applicable
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is overgrown and likely to be an abundance of wildlife on it	Maintain tree line	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity to River Oykel SAC	Developments should be connected to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Surrounded by development	Ensure corridors are maintained into nearby trees on west of site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Elevated site, faces west, site slopes steeply		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Unclear where access could be taken from - north and east of site is surrounded by residential properties and a church, to the west there is a substantial difference between adjoining ground levels. Access is constrained from Lairg Industrial Estate.		- Limited opportunity / large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated

8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Capacity in Lairg Primary School and Golspie High School		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No bad neighbours		0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity. Sewer in north western verge.	All development should connect to the public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space

10b	0 There will be no net increase in open space		If more than 4 houses, publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections		Provide pedestrian links to nearby footpaths	0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite	Site is undeveloped		X N/A no brownfield land onsite
11b	?? Unknown			?? Unknown
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site		X No Greenfield Land

12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	Information not available		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Unlikely to be suitable for local recycling facilities. Recycling facilities already available nearby		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	Not near waste management facility		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not proposed for business or industrial uses		X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA	Ensure buildings are low storey due to elevated nature of site	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive		Ensure buildings are low storey due to elevated nature of site	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	Adjacent to Lairg Church of Scotland and within Lairg Township which are both listed in Historic Environment Record	Any archaeological remains must be recorded	Any archaeological remains must be recorded	0 Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16c	X Not applicable to type or location of development			
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development			X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: LA12 Ord Place
Settlement: Lairg
Site size (ha): 1.3

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Existing use on site. Nearby River Shin was classed as having good ecological potential in 2008. River Shin has pressure from abstraction and is used by fresh water fish.		x Not Applicable
1b	x Not Applicable	No watercourses on site		x Not Applicable
1c	0 Development is unlikely to have any significant effects on any water bodies or water supply source	No known water supplies within 250m of site		0 Development is unlikely to have any significant effects on any water bodies or water supply source
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Adjacent River Shin is subject to medium likelihood of fluvial flooding. Part of the site may be at risk from flooding.		x Not Applicable
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retain trees and vegetation around perimeter of site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Connectivity with River Oykel SAC	Developments should connect to public sewer	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	X N/A no designations apply			X N/A no designations apply

5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Trees around perimeter of site	Retain and where possible enhance trees around the perimeter of the site	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species		Retain and where possible enhance trees around the perimeter of the site	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply	No GCR or RIGS sites		X N/A no designations apply
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Retain trees and vegetation around perimeter of site. Scope for additional tree planting around the site to link into existing boundary trees and those by Little Loch Shin.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Some shelter from surrounding buildings. South facing, flat site.		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope

7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	Bus route passes site and within walking distance of facilities in Lairg.		0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Golspie High School and Lairg Primary School both have capacity		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Overhead lines nearby.		0 Potential minor constraint that can be mitigated

9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	Savalbeg WTW has capacity; Lairg WWTW has capacity.	All development should connect to public sewer	0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Currently not used a formal open space.		+ Improves/e nhances green network connectivity , existing open space or key access network
10b	0 There will be no net increase in open space		Capacity of 6 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Adjacent to National Cycle Network and Highland Path Records, but will not improve connectivity of these to any great extent. No core paths on or near site.		0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections	Ferry wood nearby so increases opportunity for future residents of site to have access to open space.	Access along A839 to be improved for pedestrians back to village assuming some form of access onto this road is expected.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite	Greenfield land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land	No formal open space lost		- Small scale use of greenfield land
11d	X No Greenfield Land	Site is undeveloped green field		X No Greenfield Land
12a	- Minor disturbance of carbon rich soils/wetlands	Most of the site is blanket peat apart from the north east corner which is podzol.	Design layout of site to avoid areas of peat and wetland	- Minor disturbance of carbon rich soils/wetlands
12b	X not applicable to type or location of development	No information available on quality of soil, however it is mostly blanket peat so not high quality agricultural soil		X not applicable to type or location of development

13a	O No significant impact on the amount of waste going to landfill	Unlikely to be suitable for local recycling facilities		O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	not near waste management facility		X Not applicable to type or location of development
13d	X Not applicable to type or location of development	Not allocated for business or industry use		X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	O Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation	Similar pattern to surrounding housing; retain trees on perimeter.	O Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape

15b	- proposal would be visually intrusive in wider general scenery	Would be visible on approach to Lairg from the south	Similar pattern to surrounding housing; retain trees on perimeter.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	Historic Environment Record on site	Any archaeological remains must be recorded.	Any archaeological remains must be recorded.	0 Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Cluster of listed buildings adjacent to north east of site	Careful siting and design around curtilage of listed buildings.	

16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Would be visible on approach to Lairg from the south		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: LV08: East of Main Street
Settlement: Lochinver
Site size (ha): 3.4

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	The current status of Lochinver is High No existing pressures are noted by the RBMP tool		x Not Applicable
1b	x Not Applicable	No ditch, stream, river, other watercourse or the sea on or adjacent to site.		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250m of the development site.		x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	The 1 in 200 year water level for the general area for coastal flooding is given as 3.94mAOD. Although the site is not within the extent of the flood map. Elevations on the road adjacent to the site are given as between 4-5mAOD.		x Not Applicable
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Site is not located within an identified area of coastal erosion.	Site is not located within an identified area of coastal erosion.	x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	X N/A no designations apply			X N/A no designations apply
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply
5d	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	X N/A no designations apply			X N/A no designations apply
5g	X N/A no designations apply			X N/A no designations apply
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc	Raised exposed site running north to south with west facing slope, however most development would take place adjacent to existing Main Street.	Opportunity to provide shelterbelts and sensitively design developemnt to avoid the most exposed locations.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	Pre existing road connection difficult to develop as an access.		0 Proposal would be easily accommodated by existing Road Network

7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Pre existing road connection difficult to develop as an access.		0 Proposal in close proximity to utilise existing connections and access
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development	Proposal builds out from existing village centre.		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development
8b	0 appropriate school capacity			0 appropriate school capacity

9a	-- Significant servicing constraints such as overhead lines, or pipe lines that can not or would be very costly to mitigate And/ or Significant “bad neighbour” constraints such as a wind farm or quarry within or very close proximity to the site, that	Overhead line directly across site access.		-- Significant servicing constraints such as overhead lines, or pipe lines that can not or would be very costly to mitigate And/ or Significant “bad neighbour” constraints such as a wind farm or quarry within or very close proximity to the site, that
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site		Improvements in local utilities may accompany planning permission for further housing.	0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	+ Improves/enhances green network connectivity, existing open space or key access network	>4 houses so developer required to make open space provision		+ Improves/enhances green network connectivity , existing open space or key access network

10b	+ Small scale increase in open space	>4 houses so developer required to make open space provision		+ Small scale increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space	>4 houses so developer required to make open space provision		+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	>4 houses so developer required to make open space provision		0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	+ Minor redevelopment of brownfield land and/or existing buildings	Some existing buildings, walls and hardstanding on site.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	?? Unknown			?? Unknown

11c	-- Large-scale use of Greenfield land	Majority of large site is greenfield.		-- Large-scale use of Greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Some existing buildings, walls and hardstanding on site.	Potential to reuse existing buildings.	+ Minor redevelopment of brownfield land and/or existing buildings
12a	- Minor disturbance of carbon rich soils/wetlands	Blanket peat coverage noted on site.	Any development must avoid areas of deep peat	- Minor disturbance of carbon rich soils/wetlands
12b	X not applicable to type or location of development	No croft land noted within close proximity to the development site.		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development

13d	X Not applicable to type or location of development			X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities	Within Assynt-Coigach NSA. Proposal would build from existing village centre but also onto undeveloped raised ground behind. Scale and extent of earthworks required to achieve this site would likely have a significant visual impact		-- proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities
14b	X N/A			X N/A

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Proposal would build from existing village centre but also onto undeveloped raised ground behind. SNH Sutherland Landscape Capacity Study identify this site and unlikely to accommodate development due to landscape sensitivity		- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate
15b	- proposal would be visually intrusive in wider general scenery	Proposal would build from existing village centre but also onto undeveloped raised ground behind. SNH Sutherland Landscape Capacity Study identify this site and unlikely to accommodate development due to landscape sensitivity		- proposal would be visually intrusive in wider general scenery
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	<p>O</p> <p>Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>			<p>O</p> <p>Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>
16b				<p>O</p> <p>Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>

16c	<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>			
16d	<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>			<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>

16e	<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>	<p>Proposal would build from existing village centre but also onto undeveloped raised ground behind. SNH Sutherland Landscape Capacity Study identify this site and unlikely to accommodate development due to landscape sensitivity</p>		<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>
16f	<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>			<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>

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

Site Name: LY06: Land at Shalligoe
Settlement: Lybster
Site size (ha): 7.0

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	- Development would have a minor negative impact on one or more water bodies identified in RBMP.	There are a number of small water courses flowing through the site into the sea (passing through a SPA, SAC and SSSI). The site also bounds the sea to the south.	Appropriate development setbacks, connection to public sewer required.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Development of the whole site would result in some impact on the physical water environment.	Reduction in the size of the allocation and make water bodies a positive part of the development- riparian buffering, appropriate surface water drainage.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No water supply noted within 250m of site		x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	There are a number of small water courses flowing through the site that haven't been modelled in the flood map. Additionally, a small part of the site is within the extent of the coastal flood map.	Reduction in the size of the allocation and make water bodies a positive part of the development- riparian buffering, appropriate surface water drainage.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Although the site adjoins the sea the majority of the site is in an elevated position and is not considered at risk of impacting on coastal erosion.		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

5a	-- developme nt of site would have a significant negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated	The number of designated sites and the presence of small watercourses and proximity to the sea means that the area will likely have a high level of biodiversity.	Relevant surveys to be carried out and mitigation identified.	- developmen t of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversity site or the qualities for which it has been designated
5b	-- developme nt of site would have a likely significantl y negative effect on a Natura 2000 site	East Caithness Cliffs - habitat for nesting birds.	Relevant surveys to be carried out and mitigation identified. Setback from cliffs.	-- developmen t of site would have a likely significantly negative effect on a Natura 2000 site
5c	?? Unknown	Southern section includes part of the SSSI Dunbeath to Sgaps Geo but cannot find details of this designation.		?? Unknown

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	-- A protected species licence will require to be obtained in order for development to proceed	Likely to be some protected species within the site.	Relevant surveys to be carried out (including birds related to SPA designation) and mitigation identified. Setback from cliffs and water courses may be required.	0 Unlikely to be any impact on protected species
5f	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	East Caithness Cliffs SAC designated for geological value.	Setback from cliffs.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	- developme nt of site would have a minor negative effect on the integrity of a national, local nature conservatio n designation or Geodiversit y site or the qualities for which it has been designated	The number of designated sites and the presence of small watercourses and proximity to the sea means that the area will likely have a high level of biodiversity.	Relevant surveys to be carried out and mitigation identified. Setback from cliffs and water courses may be required.	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunit y to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Possible access issues depending on use		- Proposal will put existing road network under strain

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	- Connection not available to the network but one may be viable	Capacity issues at the sewage treatment works.	Await upgrading of the treatment works. All development to be connected to public sewer	0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space

10b	0 There will be no net increase in open space		Development could be used to gain greater access to the shore line, e.g. coastal paths.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Development could be used to gain greater access to the shore line, e.g. coastal paths.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections		Development could be used to gain greater access to the shore line, e.g. coastal paths.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Development could be used to gain greater access to the shore line, e.g. coastal paths.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

11a	+ Minor redevelopment of brownfield land and/or existing buildings	Part of site was former quarry		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site includes a former Quarry onsite (CA-MIN-1510)	A site history would be required in the first instance should a Planning Application be submitted	0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	0 Scale or type of proposal unlikely to effect on soil or croft land	Noncalcareous gleys		0 Scale or type of proposal unlikely to effect on soil or croft land

12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Grazing land. Uncultivated.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	?? Unknown	No details on the nature of development		?? Unknown
13d	?? Unknown	No details on the nature of development		?? Unknown
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A

15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Adjacent to some of the more recent development at Lybster and within a more secluded location within the village, provided cliff section is omitted from development.	Omit cliff section from development	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	?? Unknown	Very dependent on nature of development. Adjacent to some of the more recent development at Lybster and within a more secluded location within the village, provided cliff section is omitted from development.	Omit cliff section from development. Further information is required on the scale and nature of proposal to make an informed judgement	?? Unknown
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b				<p>O</p> <p>Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>
16c	<p>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p>	<p>Development could have a detrimental impact on the historic character of Lybster (e.g. conservation area and listed buildings)</p>	<p>Siting and design would be particularly important.</p>	

16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Development could have a detrimental impact on the historic character of Lybster (e.g. conservation area and listed buildings)	Siting and design would be particularly important.	+ Renovation/regeneration of historic buildings lying empty/at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building
16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Very dependent on nature of development. Adjacent to some of the more recent development at Lybster and within a more secluded location within the village, provided cliff section is omitted from development.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: LY07: Land south of Harbour Road; LY08: Land north of Harbour Road; LY09: Land north west of Russel Street
Settlement: Lybster
Site size (ha): 6.6

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

2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	32 house development on 6.6ha land		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Small area of Pluvial Floodrisk noted to east of site. Coastal flood risk within 200m, but site elevated significantly from coastline.	Protection to water course to NW of site from runoff and diffuse pollution by adequate buffering.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	x Not Applicable	S boundary of site within 200m of coast, but site elevated significantly from coastline.		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	East Caithness Cliffs SPA within 300m S. Cliff habitat for internationally important populations of sea birds.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	East Caithness Cliffs SAC and SPA in proximity to sites.	East Caithness Cliffs SAC and SPA. Otter survey may be required.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site within 300m E of Reisgill Burn SSSI.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site within 300m E of Reisgill Ancient, Semi-Natural and Long Established woodland site.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species

5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site connects to existing settlement. Large sections (N and S of site) are developing greenfield currently rough grazing land.	Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Relatively flat site, but on elevated position near (~300m) coast, therefore exposed. Slope at S edge site.	Sensitive siting and design, landscaping and planting to improve shelter.	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc

7a	- Proposal will put existing road network under strain	Access may be an issue, especially at junction. Possible slope issues. Check plots at edge of slope for erosion.	Possible slope issues. Check plots at edge of slope for erosion.	0 Proposal would be easily accommodated by existing Road Network
7b	+ Opportunity to improve local access issues	Bayview to Harbour Road (Blackpath) Core Path intersects W boundary of site.		+ Opportunity to improve local access issues
8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development	Site is within walking distance to Lybster Settlement Centre, which provides a range of facilities including a Doctor's Surgery, Post Office, two shops and a bus stop.		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development
8b	+ development could help sustain existing services	Wick High at around 70% capacity, Lybster Primary at around 50%	Wick High at around 70% capacity, Lybster Primary at around 50%	+ development could help sustain existing services

9a	0 Potential minor constraint that can be mitigated	Overhead Lines pass through site.		0 Potential minor constraint that can be mitigated
9b	0 Public water/wast e water and mains connection available on site or within 200m of the site	Water mains are available onsite	all development requires connection to public sewer	0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Scope to improve habitat and amenity value of site. Housing capacity of site provides developer requirement of open space 'Open Space in New Residential Development SG.	Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	+ Improves/enhances green network connectivity , existing open space or key access network
10b	0 There will be no net increase in open space	Development of site will occupy areas of existing but unused openspace.	Potential to enhance and improve open spaces and their amenity value through master planning.	+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections	Development of site will occupy areas of existing but unused openspace.	Potential to enhance and improve open spaces and their amenity value through master planning	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections	Network of existing Highland Path Records surround site		0 Utilises or is in close proximity to existing connections
10e	+ Improves/enhances green network connectivity, existing open space or key access network	Scope to improve habitat and amenity value of site.	Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite

11b	X No contamination present	From Contaminated Land team: Records indicated possible Lybster tip, from site investigation findings in support of Planning Application 05/00043/OUTCA, no infilling was observed, therefore no comment on this site.		X No contamination present
11c	-- Large-scale use of Greenfield land	Considered largescale relative to the size of the existing settlement.	Sensitive siting and design, landscaping and planting to enhance landscape setting.	-- Large-scale use of Greenfield land
11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	0 Scale or type of proposal unlikely to effect on soil or croft land	Soils are Noncalcareous gleys of Thurso Series (~10% C content).		0 Scale or type of proposal unlikely to effect on soil or croft land
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	Loss of greenfield land, currently used as grazing. No data available of LCA category of site. Extensive similar land available in immediate surroundings.		0 Scale or type of proposal unlikely to effect on soil or croft land
13a	+ Will facilitate sustainable waste management at a local scale		Size of development can require recycling facilities, or improvements to existing nearby facilities.	+ Will facilitate sustainable waste management at a local scale

13b	- Will increase use of primary resources	Development will require use of primary resources for construction.		- Will increase use of primary resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development			X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Site within existing SDA		0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Site within existing SDA		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive	Site within existing SDA		0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development	No scheduled monuments on or near site.		X Not applicable to type or location of development
16b				X Not applicable to type or location of development

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Multiple Category B & C listed buildings along E boundary of site, with several of these buildings' buffers intersecting the site.	Development of the site should take account of the Listed Buildings present. Sensitive design, landscaping and planting to afford adequate protection to listed building and the character of the existing streetscape.	
16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Site's E boundary is shared with Lybster Conservation Area, listed for its local townscape character.	Development of the site should take account of the conservation area. Sensitive design, landscaping and planting to afford adequate protection to listed building and the character of the existing streetscape.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16e	X Not applicable to type or location of development	Site within existing SDA		X Not applicable to type or location of development
16f	X Not applicable to type or location of development	No Inventory Historic Battelfields present onsite.		X Not applicable to type or location of development

16g	X Not applicable to type or location of development	No World Heritage Sites present onsite.		X Not applicable to type or location of development
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features		Development of the site should take account of the historic environment interests of Lybster.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: TS19: Land North of Scrabster Mains Farm
Settlement: Thurso/Scrabster
Site size (ha): 10.9

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	- Proposal is far from existing centres of population and/ or similar uses and/or development 50-499 houses or 3-19ha of employment/industrial land and/or Proposal will cause a minor increase in use of private car	Up to 10ha of development land.		- Proposal is far from existing centres of population and/ or similar uses and/or development 50-499 houses or 3-19ha of employment/industrial land and/or Proposal will cause a minor increase in use of private car

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		x Not Applicable
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Limited ecological value due to grazing farmland with no field boundaries within the site.	Potential to improve ecological value.	+ proposal will help safeguard a national, local conservation or geodiversity site
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	May be used by deer and some other animals but due to current use this will be very limited.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

10a	0 Unlikely to have any impact on existing open space		In line with Open Space in New Residential Development Supplementary Guidance.	+ Improves/enhances green network connectivity , existing open space or key access network
10b	0 There will be no net increase in open space		In line with Open Space in New Residential Development Supplementary Guidance.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential for (part) active travel linkages to be established between Scrabster and Thurso.	+ Improves/enhances green network connectivity , existing open space or key access network and or Improved access to open space
10d	0 Utilises or is in close proximity to existing connections		Potential for (part) active travel linkages to be established between Scrabster and Thurso.	+ Improves/enhances green network connectivity , existing open space or key access network

10e	0 Utilises or is in close proximity to existing connections		Potential for green corridors with active travel links between Scrabster and Thurso	+ Improves/enhances green network connectivity, existing open space or key access network
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	0 Scale or type of proposal unlikely to effect brownfield land			0 Scale or type of proposal unlikely to effect brownfield land
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings

12a	X not applicable to type or location of development	Gleys		X not applicable to type or location of development
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	4.1 but this is relatively high for Caithness.		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development			X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Development to the east and north. Not in a high visual sensitive area due to being on the edge of the settlement and in an elevated position.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Development to the east and north. Not in a high visual sensitive area due to being on the edge of the settlement and in an elevated position.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

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

16e	X Not applicable to type or location of development	Development to the east and north. Not in a high visual sensitive area due to being on the edge of the settlement and in an elevated position.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: Land at Papigoe (WK36: Land South of Pilot Row, Papigoe WK37: Land North East of Mowat Place, Papigoe)
Settlement: Wick
Site size (ha): 3.8

WATER/DRAINAGE CONSTRAINTS	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Adjoins Noss Head to Halberry Hea rated s High		x Not Applicable
1b	0 Developme nt is unlikely to have any significant effects on any water bodies or water supply source	Adjoins the sea at Broad Haven Bay but in an elevated position and will not affect water body		0 Developme nt is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1- 49 houses or less than 2ha of employe nt/industri al land			0 Small scale proposal 1- 49 houses or less than 2ha of employem t/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Adjoins the sea at Broad Haven Bay but in an elevated position and unlikely to be affected by coastal erosion.		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Open agricultural land with limited value but the site adjoins the cliffs at Broad Haven which is likely to support a variety of wildlife.	Setback from the cliffs and relevant surveys to be carried out	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply

5d	X N/A no designations apply			X N/A no designations apply
5e	- Protected Species present but licence not required due to ability to mitigate	Open agricultural land with limited value but the site adjoins the cliffs at Broad Haven which is likely to support a variety of wildlife.	Setback from the cliffs and relevant surveys to be carried out, e.g. bats and otters	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply			X N/A no designations apply
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	The site adjoins the cliffs at Broad Haven which is likely to provide a corridor for wildlife	Setback from the cliffs and relevant surveys to be carried out, e.g. bats and otters	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	- Development would be insufficient to sustain existing services or would put strain on existing services e.g. primary schools And/or Within walking distance to a public transport connection or service			- Development would be insufficient to sustain existing services or would put strain on existing services e.g. primary schools And/or Within walking distance to a public transport connection or service
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/wastewater and mains connection available on site or within 200m of the site			0 Public water/wastewater and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space		Open space provision in line with the Council's Open Space Supplementary Guidance	+ Small scale increase in open space
10c	X Not applicable			X Not applicable
10d	0 Utilises or is in close proximity to existing connections		Potential to create access to the shore line	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	X N/A no brownfield land onsite			X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land

11d	X No opportunities to make use of brownfield land or remediate contaminated land			X No opportunities to make use of brownfield land or remediate contaminated land
12a	X not applicable to type or location of development			#N/A
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	4.1 which is relatively high for Caithness		- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development

13d	X Not applicable to type or location of development			X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Associated masterplan shows how the expand of the housing groups could be accommodated within the landscape and retaining keys features such as the seperation between groups and key vistas		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	Masterplan shows that it could be designed to minimise the visual impact.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	In close vicinity of Cairn of Elsay Broch but it is sufficiently separated enough to avoid impacting on its setting		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16b	Archaeological sites present	Archaeological surveys may be required.	Archaeological surveys may be required.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			

16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Masterplan shows that it could be designed to minimise the visual impact.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	X Not applicable to type or location of development			X Not applicable to type or location of development

Site Name: WK03: Wick Airport
Settlement: Wick
Site size (ha): 196.0

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Multiple watercourses through the site but no issues raised by SEPA.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Some very small areas of pluvial flooding risk.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	x Not Applicable	Not at coast		x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Nature of any development is unlikely to affect wildlife.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space

10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	+ Minor redevelopment of brownfield land and/or existing buildings			+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	CA-AIR-1005, Wick airfield, CA-MIN-1705 mining, CA-TRN-1024 Depot, CA-EXP-1001 Wick airfield bomb store, CA-MIN-1361, CA-MIN-1656, CA-MIN-1571, all within boundary - histories	Possible further investigation depending on proposed use.	0 Scale or type of proposal unlikely to effect contaminated land

11c	X No Greenfield Land			X No Greenfield Land
11d	O Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			O Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development

13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Existing airport has scope for further development without affecting the landscape character.		0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	X Not applicable to type or location of development			X Not applicable to type or location of development
16b		Development would not be supported by HET at the former WWII bomb store site.	Development would not be supported by HET at the former WWII bomb store site.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	Ackergill Mains B-Listed building is approx 750m from the edge of the airport. Hanger is contemporary with the WWII use of the airfield. It is of historic interest.	Have regard to this building. Any development impacting the building will require mitigation.	

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

16g	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	No significant issue. Wick airport has elements (buildings, design, layout, earthworks etc) surviving from its use in WWII.	These should be retained and/or recorded prior to any impact.	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

Site Name: WK16: Land at Rhind House
Settlement: Wick
Site size (ha): 0.7

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

BIODIVERSITY, FLORA AND FAUNA	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Surrounded by housing and the site is mainly hardstanding or used for allotments.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope			+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site			0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	- Proposal would have a minor negative impact on the quality of existing open space or access networks	Informal allotments in the south east corner	10 allotments to be created as part of the existing planning application	+ Improves/enhances green network connectivity , existing open space or key access network
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

11a	+ Minor redevelopment of brownfield land and/or existing buildings	Some of the site is brownfield (former school site)		+ Minor redevelopment of brownfield land and/or existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land	Site was investigated by ERS for potential asbestos issues. No issues were found.		0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land	Approx 3500m2 of greenfield land but he very limited ecological or recreational value.		- Small scale use of greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			X No Greenfield Land
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	X not applicable to type or location of development			0 Scale or type of proposal unlikely to effect on soil or croft land

13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development			X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	X N/A			X N/A

15a	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle	Part brownfield land and infill site which at present is underutilised.		+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle
15b	0 proposal would not be visually intrusive			0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	0 Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			0 Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features

16b				<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>
16c	<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>			

16d	<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>			<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>
16e	<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>			<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>

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

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

Site Name: WK23: Land East of Murray Avenue
Settlement: Wick
Site size (ha): 3.8

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	The site sits above Wick Bay which is rated as Good.		x Not Applicable
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		x Not Applicable
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	There has been records of surface water flooding at the boundary of the site.		x Not Applicable

4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Not at coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Agricultural land which appears to be no longer farmed. As a result some ecological value may exist.	Site surveys may be required.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species	Southern part is on the coastline although the coastal path and housing to the west is likely to deter shelter/resting/breeding sites.	Otter survey may be required	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	The site is bounded by development except for the cliff edge to the south but this will remain unaffected by any development.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Low voltage OHL runs through the eastern side of the site.		0 Potential minor constraint that can be mitigated
9b	- Connection not available to the network but one may be viable	Housing may encroach on existing WWTW with associated noise and odour issues.	Site may not be large enough to set a sufficient developable land setback	- Connection not available to the network but one may be viable
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

10a	0 Unlikely to have any impact on existing open space			0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Open space provision require in line with the Council's planning policy guidelines.		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		There may be opportunities to tie in any open space provision with the coastal core path.	0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Core path runs alongside the south boundary of the site.	Link new development to the existing core path	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

11a	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	4.1 Rated land.		0 Scale or type of proposal unlikely to effect on soil or croft land

13a	O No significant impact on the amount of waste going to landfill			O No significant impact on the amount of waste going to landfill
13b	O Unlikely to have any significant impact on demand for natural resources			O Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development			X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes

14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/is olated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/iso lated coast
15a	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	The site is in an elevated yet out-of- the-way location. The site would be visible from the coastal footpath and existing development in the area is of typical suburban Caithness siting and design which is not particularly high quality.	Ensure a better quality siting and design.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	0 proposal would not be visually intrusive	It is far enough from key viewpoints to not be visually intrusive but a better quality of siting and design should be encouraged.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features	The Pap is 350m to the NW		O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features
16b				O Developme nt can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Developme nt will maintain the setting of cultural heritage features

16c	<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>			
16d	<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>			<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>

16e	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	It is far enough from key viewpoints to not be visually intrusive but a better quality of siting and design should be encouraged.		O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: WK29: Land south and west of Miller Avenue
Settlement: Wick
Site size (ha): 23.6

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	The site immediately adjoins Wick River which is rated as High status.		x Not Applicable
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Adjoins Wick River	Appropriate setback from the river bank, connection to public sewer.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk		Appropriate setback from the river bank, connection to public sewer.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	x Not Applicable			x Not Applicable
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Site presently overlaps with SSSI	Appropriate setback from the SSSI - i.e. nothing on the river-side of the path	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5c	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Site includes part of the Lower Wick River which is a nationally important wetland area with flood plain fen and open water transition fen fringing the banks.	Appropriate development setback from the SSSI.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Site adjoins an area covered by TPO and this would need to be protected from any development.	Appropriate development setback from area covered by TPO.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	- Protected Species present but licence not required due to ability to mitigate	Protected species are likely to be concentrated around the river bank.	Appropriate setback from the river should assist with lessening the likelihood of disturbance to otters. Path alongside river here probably deters resting/shelter sites being present but due to proximity to SSSI an otter survey will be required	0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	- development of site would have a minor negative effect on the integrity of a national, local nature conservation designation or Geodiversity site or the qualities for which it has been designated	Riverside area is important also for habitat connectivity	Appropriate setback from the river should ensure connectivity is maintained.	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	0 Proposal would be easily accommodated by existing Road Network	Access is unknown		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Access is unknown		0 Proposal in close proximity to utilise existing connections and access

8a	+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co			+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services			+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	0 Public water/waste water and mains connection available on site or within 200m of the site	Significant mains extension required		0 Public water/waste water and mains connection available on site or within 200m of the site

HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	+ Improves/enhances green network connectivity, existing open space or key access network	Open space provision in line with the Council's Open Space Supplementary Guidance		+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections		Connect any new open space to the recreational facilities that exist at the riverside.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	- Proposal would fragment key access networks or open space and/or or Proposal would have a minor negative impact on the quality of existing open space or access networks	Core path from Miller Avenue to the river side.	Ensure public access to core path is maintained at all stages of development and link new paths to existing to create a more joined up network	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings			- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land

11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land	All 3.2 rated land		-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land
13a	0 No significant impact on the amount of waste going to landfill			0 No significant impact on the amount of waste going to landfill
13b	0 Unlikely to have any significant impact on demand for natural resources			0 Unlikely to have any significant impact on demand for natural resources

13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development
13d	X Not applicable to type or location of development			X Not applicable to type or location of development
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast			0 proposal is of a scale or in a location which is unlikely to have any effects on areas with strong qualities of wildness/isolated coast

15a	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Development to west of Miller Avenue would see the expansion of the settlement boundary. It also has a well established settlement edge, i.e. large dry stone dyke.	Restrict development to area south of Miller Ave only.	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	- proposal would be visually intrusive in wider general scenery	Visually intrusive from the river side.	Restrict development to area south of Miller Ave only.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b	No significant issues. There is some potential for buried archaeological remains and mitigation may be required.			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	X Not applicable to type or location of development			
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Visually intrusive from the river side.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development

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

Site Name: WK35: Land surrounding Elzy Road, Staxigoe
Settlement: Wick
Site size (ha): 6.6

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Noss Head to Halberry Head is rated as High		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Small ditch on the northern boundary which is unlikely to be affected.		0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
2a	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land			0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land

3a	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Site is not located within an identified flood risk area and there is no history of flooding		0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Do not immediately adjoin the coast		0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues
BIODIVERSITY, FLORA AND FAUNA	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
5a	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Limited ecological value due to proximity to existing development and former agricultural land with no significant features.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designations apply			X N/A no designations apply
5c	X N/A no designations apply			X N/A no designations apply

5d	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	0 Unlikely to be any impact on protected species			0 Unlikely to be any impact on protected species
5f	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5g	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal			0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
SITE DELIVERABILITY/ SUSTAINABILITY	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

6a	0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc			0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	- Proposal will put existing road network under strain	Access issues to road network		?? Unknown
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Access issues to road network		?? Unknown
8a	0 Proposal within reasonable distance to limited local services/transport connections			0 Proposal within reasonable distance to limited local services/transport connections

8b	+ developme nt could help sustain existing services			+ developmen t could help sustain existing services
9a	0 Potential minor constraint that can be mitigated			0 Potential minor constraint that can be mitigated
9b	- Connection not available to the network but one may be viable	Scottish Water note that there is only waste water capacity for 10 housing units.	Limit development until additional waste water capacity is available.	0 Public water/wast e water and mains connection available on site or within 200m of the site
HUMAN HEALTH AND RECREATION	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space		In line with Open Space in New Residential Development Supplementary Guidance	+ Improves/e nhances green network connectivity , existing open space or key access network
10b	0 There will be no net increase in open space		The indicative masterplan shows two areas of openspace which would be created.	+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections
WASTE AND NATURAL RESOURCES	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
11a	0 Scale or type of proposal unlikely to effect brownfield land			0 Scale or type of proposal unlikely to effect brownfield land
11b	0 Scale or type of proposal unlikely to effect contaminated land			0 Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land			- Small scale use of greenfield land

11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings			0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	X not applicable to type or location of development			X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	4.1 rated agricultural land		0 Scale or type of proposal unlikely to effect on soil or croft land
13a	0 No significant impact on the amount of waste going to landfill			0 No significant impact on the amount of waste going to landfill
13b	0 Unlikely to have any significant impact on demand for natural resources			0 Unlikely to have any significant impact on demand for natural resources
13c	X Not applicable to type or location of development	No waste management facilities nearby		X Not applicable to type or location of development

13d	O No significant impact on the amount of waste going to landfill	site is located near waste producers and therefore complies well with ZWP locational criteria		O No significant impact on the amount of waste going to landfill
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	X N/A			X N/A
14b	X N/A			X N/A
15a	O Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Well connected to the main area of Staxigoe. Would help to balance development between Elzy Road which runs through Staxigoe.	If designed in a grid format with houses which reflect the Caithness vernacular it could be an improvement to the area.	O Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape
15b	O proposal would not be visually intrusive	Well connected to the main area of Staxigoe. Would help to balance development between Elzy Road which runs through Staxigoe.	If designed in a grid format with houses which reflect the Caithness vernacular it could be an improvement to the area.	O proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	X Not applicable to type or location of development			X Not applicable to type or location of development

16b				O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features
16c	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features	The site is adjacent to Staxigoe Grain Store (B-Listed).	Development which complements Staxigoe Grain Store (B-Listed) could be an improvement.	
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	X Not applicable to type or location of development	Well connected to the main area of Staxigoe. Would help to balance development between Elzy Road which runs through Staxigoe.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development			X Not applicable to type or location of development
16g	X Not applicable to type or location of development			X Not applicable to type or location of development
16h	O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features			O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features