

Proposed Plan Site Name: AG01 Adjacent to Primary School and North of Church Street
Settlement: Ardgay
Site size (ha): 1.0

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	The current status water quality in the River Carron is moderate. No current pressures noted in RBMP tool.		x Not Applicable
1b	x Not Applicable	Over 300m from River Carron		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		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	Site is adjacent to Primary School.		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	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. Well in close vicinity of the site which may indicate a shallow water table therefore potential for groundwater 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	Aware of proximity to Dornoch Firth and Morrich More SAC but unlikely to be impact	Connection to public sewer required in view of proximity to Dornoch Firth and Morrich More SAC.	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	Site is grassland		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	Otters are a qualifying interest in the nearby Dornoch Firth and Morrich More SAC, but 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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Site is currently grass and does not contain much in the way of other habitats or corridors	Areas of landscaping/planting within site to provide habitat links into wider habitats beyond site boundary.	+ 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			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	Adjacent to Church Street.	Access should be taken through land adjacent to Primary School. Access to be designed to enable safe route to school across the entrance and to allow forward visibility to the junction.	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	<p>Bus route goes through Ardgay and there is a footpath connection with street lights from Lower Gledfield.</p> <p>Post office in Ardgay within walking distance.</p> <p>Railway station at Ardgay with links to north and south.</p> <p>Beside Primary School and nursery.</p>		+ Within walking distance to frequent bus services to a range of destinations and a range of small shops including a convenience store. E.g. hairdressers, hot food take away (medium or small service centre), appropriate school capacity and/or development co
8b	+ development could help sustain existing services	<p>Adjacent to Primary School so any development should be attractive to young families.</p> <p>Gledfield Primary School has capacity.</p> <p>Tain Royal Academy has capacity.</p>		+ development could help sustain existing services

9a	0 Potential minor constraint that can be mitigated	Overhead lines on site	Overhead lines will require diversion/undergrounding.	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	Water capacity but limited waste water treatment capacity.	All development should connect to public sewer	?? it is unknown whether a connection will be available
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Land is not currently used as 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	Adjacent to National Cycle Network and Highland Path Records, but will not improve connectivity of these to any great extent. No core plans on or near site.		0 Utilises or is in close proximity to existing connections

10e	+ Improves/enhances green network connectivity, existing open space or key access network	Playing field across the road, so increases opportunity for future residents of site to have access to open space.		+ 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 opportunities to make use of brownfield land or remediate contaminated land	No existing structures on site		X No opportunities to make use of brownfield land or remediate contaminated land
12a	X not applicable to type or location of development	According to Scotland's Soils, soil is not carbon rich.		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	Unlikely that scale of development will justify 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	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 a business or industrial allocation		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	Near Dornoch Firth NSA.		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 an existing allocation.	Sensitive siting and design to replicate existing pattern. Eastern end of site needs careful 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		Sensitive siting and design, especially at eastern end 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	No Scheduled Monument on or near site.		X Not applicable to type or location of development

16b	No Historic Environment Records on site but several 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	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Near B Listed Free Church of Scotland and gate piers and Former Free Church School.	Careful siting and design due to proximity of listed buildings.	
16d	X Not applicable to type or location of development	Not in a Conservation Area		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	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting		Careful 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

Proposed Plan Site Name: AG02 Lady Ross
Settlement: Ardgay
Site size (ha): 0.4

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	No waterbodies on site.	All development should connect to 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	Site in centre of Ardgay and is beside 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	x Not Applicable	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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Brownfield site.		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	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 designations apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal	Brownfield site.		0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5e	?? Unknown	Proximity to Dornoch Firth and Morrich More SAC. Otters and Common Seals are qualifying species of SAC. The old Lady Ross building has been lying empty, so potential for bats in building.	A survey indicating whether or not bats are present should accompany any planning application.	?? Unknown
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	Existing brownfield land.		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		Encourage solar gain through design.	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		Limit to one site access.	0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access			+ 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 co	Bus route passes site. Beside railway station.		+ 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	Gledfield Primary School and Tain Royal Academy 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	Water capacity but limited waste water 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	0 Unlikely to have any impact on existing open space	Land is not currently used as formal open space. Some of the land is used as informal car parking.		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Open space is one of the proposed uses of the site.	If site is used for 4 or more houses publically accessible open space provision is 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	Site adjacent to National Cycle Network, has footpath connections, is near two core paths and is within walking distance of the Gearr Choille Ancient Woodland.		0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections	Existing footpath connections to 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	+ Minor redevelopment of brownfield land and/or existing buildings	Brownfield site with empty building.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	X No contamination present	No known contamination issues on site.		X No contamination present
11c	X No Greenfield Land	Brownfield site.		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Potential for existing Lady Ross building to be used, but it is more likely that it will be demolished.		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Previously developed land. Podzol, no peat present.		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	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	Potential for re-using some materials if Lady Ross is demolished.		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 guidance.		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 minor loss or impact on the key features or qualities	Within Dornoch Firth NSA	Sensitive siting and design.	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	Within SDA and a central site in the village. Previously used land with existing building on site. Potential to improve on quality of design on site.		+ 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 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 the existing built up area. Redevelopment would help improve the appearance of the site.	Sensitive siting and design, low rise buildings.	+ 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	Several THC Historic Environment Records nearby, although development of site should not affect them.	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	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	Proximity to C listed railway station and footbridge, however there is a road and several other buildings between the site and the listed buildings.	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 the existing built up area. Redevelopment would help improve the appearance 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	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	There will be no impact on access to any historic environment 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

Proposed Plan Site Name: AG03 Ardgay Railway Station Yard North
Settlement: Ardgay
Site size (ha): 0.9

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	No waterbodies on site	All development should connect to 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	Site in centre of Ardgay and is beside 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	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	The site may be at risk from coastal flooding as it is near the Dornoch Firth. Record of flooding adjacent to north of site due to surface water from neighbouring field		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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Brownfield site	Enhance habitat on site by augmenting tree fringes.	0 Unlikely to be 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	Adjacent to Dornoch Firth and Morrich More SAC. Estuaries, mudflats and sandflats not covered by seawater at low tide, reefs and sandbanks which are slightly covered by seawater all the time are qualifying habitats of SAC. Otter is a Qualifying Interest	No sewage discharge to land or water. Connection to public sewer required. 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 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 woodland remains on fringes		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	?? Unknown	Adjacent to Dornoch Firth and Morrich More SAC. Otters and Common Seals are qualifying species of SAC.	A survey indicating whether or not otters are present should accompany any planning application.	?? Unknown

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	Existing brownfield land.	Provide vegetation site, retain tree fringe/screen.	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	Bus route passes the site. Beside railway station.		+ 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	Business use		X N/A

9a	- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	No overhead lines or pipes on site although overhead lines adjacent to site. Adjacent to railway line, although this should not impact use of site.	Set back from railway line.	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	Water capacity limited but waste water treatment capacity. This site would drain to a Sewage Pumping Station which would likely require upgrading to accommodate additional flows. Pumped sewer at northern edge of site boundary.	Development on site may contribute to improvement. All development should connect to the public sewer. Sewage pumping station may need upgraded.	?? it is unknown whether a connection will be available
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Land is not currently used as 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	Site is enclosed by a railway line and a road 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	Site adjacent to National Cycle Network, has footpath connections and is within walking distance of the Gearr Choille Ancient Woodland.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Existing footpath connections to site		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	Brownfield land. Site lies on former railway sidings, goods shed (SU-RAL-1002) and a garage (SU-GAR-1021)	An assessment of potential contamination issues would be required	+ Will remediate minor contamination or small scale contamination onsite
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	Previously developed land. Podzol, no peat present.		X not applicable to type or location of development
12b	X not applicable to type or location of development	Sits within an area of 3.2 and adjacent to 3.1 land, however land has been previously used.		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill		Business use so potential to provide 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	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	- 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	Within Dornoch Firth NSA. Site lies between the road and the Dornoch Firth.	Sensitive siting and design. Retain and enhance tree screening and ensure development is of a scale to limit impact on landscape.	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	Within SDA and a central site in the village. Previously used land adjacent to railway line so business use would be compatible with the character of 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	Within the existing built up area. Site lies below the level of the A836 so low rise buildings would not be intrusive. Site is currently cleared and been left as a hard standing, redevelopment would improve appearance of site.	Sensitive siting and design, low rise buildings	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 THC Historic Environment Records nearby, although development of site should not affect them.	Sensitive siting and design.	Sensitive siting and design.	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	Proximity to C Listed railway bridge.	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 the existing built up area. Site lies below the level of the A836 so low rise buildings would not be intrusive. Site is currently cleared and been left as a hard standing, redevelopment would improve appearance of 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	<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>
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Proposed Plan Site Name: AG04 Ardgay Railway Station Yard South
Settlement: Ardgay
Site size (ha): 1.0

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	Small watercourse on SE of site, but not RBMP		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	Small watercourse on site	No culverting of watercourse and provide buffer between watercourse and 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 water supplies within 250m of the 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 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	Site currently used as Council Depot.		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	The site may be at risk from coastal flooding as it is near the Dornoch Firth. Small watercourse at SE - site may be at risk of flooding from this.	No culverting of watercourse and provide buffer between watercourse and development.	0 Development is unlikely to have any significant effects on any water bodies or water supply source

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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Existing brownfield land.	Maintain and enhance the retained tree cover around and partly within the 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	Adjacent to Dornoch Firth and Morrich More SAC. Estuaries, mudflats and sandflats not covered by seawater at low tide, reefs and sandbanks which are slightly covered by seawater all the time are qualifying habitats of SAC. Site currently in use.	No sewage discharge to land. Connection to public sewer required. Likely to require HRA assessment in relation to possible effect on the SAC and qualifying interest of otters	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	Part of site already used for depot.	Sensitive siting and design. Safeguard trees within and around the site. Trees along the road and railway should be retained.	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	Adjacent to Dornoch Firth and Morrich More SAC. Otters and Common Seals are qualifying species of SAC.	A survey indicating whether or not otters are present should accompany any planning application. Otters need to be considered as part of the HRA of the Plan.	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	Existing brownfield land.	Encourage additional planting on site and retain existing trees 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		Maintain tree belt around site	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	Site already in use.	Utilise existing access.	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 the site. Around 600m to railway station.		0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A	Business use		X N/A
9a	0 Potential minor constraint that can be mitigated	No overhead lines or pipes on site although overhead lines adjacent to site. Adjacent to railway line, although this should not impact use of site.	Set back from railway line.	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	Water capacity limited. Private waste water treatment on site. Existing use on site but unclear how much additional capacity would be required.	Private system should discharge to land. Further development should explore possibility of connecting 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	0 Unlikely to have any impact on existing open space	Land is not currently used as open space. Used for Council Depot		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Land is not currently used as open space. Used for Council Depot		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections	Beside Gearr Choille Ancient Woodland.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Site adjacent to National Cycle Network and is within walking distance of the Gearr Choille Ancient Woodland.		0 Utilises or is in close proximity to existing connections
10e	- The proposal does not connect or relate well to existing open space or access networks or green networks		Consideration would need to be given to provision of a footway between Ardgay and this site depending on the nature of the development.	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	Brownfield land.	An assessment of potential contamination issues would be required	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Existing buildings and services on site		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Previously developed land. Podzol, no peat present.		X not applicable to type or location of development
12b	X not applicable to type or location of development	Sits within an area of 3.1 land, however land has been previously used.		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill	Allocated for business use but current use as a Council Depot would make it difficult to safely introduce community recycling facilities here		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	- 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	Within Dornoch Firth NSA. Site is located between the road and the NSA.	Sensitive siting and design. Retain mature trees between site and A836. Landscape impacts could be mitigated by agreement over a Design Statement.	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	Within SDA and existing allocated site. Previously used and currently used land adjacent to railway line so business use would be compatible with the character of the surrounding area. The tree screening helps the site to be absorbed into the landscape.		+ 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 already in use	Sensitive siting and design. Retain trees between site and A836.	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	Site already in use		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

Proposed Plan Site Name: BB01 Cherry Grove
Settlement: Bonar Bridge
Site size (ha): 5.1

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Small watercourse runs through 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	Small watercourse through site	Retain and integrate watercourses as natural features within the development.	+ development will have a small or local scale positive impact on water quality or water supply
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 the 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	Community hospital already built on site. GP surgery and Bradbury Centre adjacent to site. Within comfortable walking distance of shops.		+ 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	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	SEPA record of surface water flooding from field	Retain and integrate watercourses as natural features within the development.	+ development will have a small or local scale positive impact on water quality or water supply
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	In close proximity of two SAC. A small watercourse on north side of site	Buffer strip along water course to encourage biodiversity on 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	Adjacent to Dornoch Firth and Morrich More SAC. Estuaries, mudflats and sandflats are qualifying habitats of SAC. Proximity to River Oykel SAC. Issues with otters and water quality. Site partially in use.	No sewage discharge to land. Connection to public sewer required. Likely to require HRA assessment due to potential impact on the qualifying interests of the nearby SACs	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	- Protected Species present but licence not required due to ability to mitigate	Adjacent to Dornoch Firth and Morrich More SAC. Otters and Common Seals are qualifying species of SAC. Small watercourse on site	A survey indicating whether or not otters are present should accompany any planning application. This should be considered as part of the HRA assessment	0 Unlikely to be any impact on protected species
5f	X N/A no designations apply	No known designations		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	Site is partially developed.	Maintain hedgerows and provide buffer strip between small watercourse and any development	+ 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	Remaining lower part of site is sheltered from surrounding buildings. Top end of site that remains will get some shelter from the new hospital building		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	Current access from Dornoch Road.	Ensure pedestrian connections to and from site. Pedestrian link to hospital and GP surgery.	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 of several shops and a GP surgery and hospital. A bus connection passes through the village going to Tain and Dornoch. Primary school and nursery within walking distance.	Ensure pedestrian connections to and from site. Pedestrian link to hospital and GP surgery.	+ 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	Capacity at Dornoch Academy and at Bonar Bridge Primary School – capacity of 77% and 37% respectively for 2013/14.		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	There are electricity lines around the site but none that cross over it. Connection to electricity supply should not be an issue.		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 spare water capacity. Waste water has spare capacity. Abandoned distribution main surrounding north boundary.	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	Part of the site is already developed and the remainder is not used as formal open space.	Pedestrian connection onto Migdale Road to improve access and green network connectivity to playing field across from Primary School.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space		Capacity of 30 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		Ensure pedestrian access onto Migdale 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	Adjacent to National Cycle Network and Highland Path Records. Core path at south western end of site where new hospital is built	Ensure pedestrian access onto Migdale Road	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections	Playing field across from Primary School.	A pedestrian link onto Migdale Road would increase opportunity for future residents of site to have access to open space. Ensure useable open space is provided on 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	The undeveloped part of the site is greenfield.		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. Site partly developed.		- Small scale use of greenfield land
11d	X No Greenfield Land	Greenfield site, no structures on remaining undeveloped land.		X No Greenfield Land
12a	X not applicable to type or location of development	According to Scotland's Soils, soil is not carbon rich - podzol		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. Site partially developed.		- 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	Allocated for mixed use of housing and community use. Hospital already built on part of site.	May be potential to provide 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 site 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 uses, so unsuitable site for waste management activities		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	Located within Dornoch Firth NSA. Adjacent to built up area.	Sensitive siting and design, due to location within NSA, especially at eastern end of site which is the most elevated.	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	Within SDA and an existing allocation. Sutherland Housing Landscape Capacity Study designates top part of the site area as potentially unsuitable for development due to value of the scenic resource. Key view over the Firth from Migdale Road.	Sensitive siting and design, especially at eastern end of site.	+ 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	There is already elevated development to the north of the site and there is existing development further up the hill.	Sensitive siting and design especially at eastern end 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 developme nt			X Not applicable to type or location of developmen t
16b		Possible archaeological remains on site which may need investigation.	Possible archaeological remains on site which may need investigation.	0 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	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	Migdale Hospital is further up the hill in the background of this 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	There is already elevated development to the north of the site and there is existing development further up the hill.		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>
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Proposed Plan Site Name: BB02 South Bonar Industrial Estate
Settlement: Bonar Bridge
Site size (ha): 0.7

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	River Carron is to the north; classed as moderate; important for fresh water fish. Groundwater classed as good in 2008.		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 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	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	Existing industrial estate within walking distance of Bonar Bridge.		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	-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk	Pluvial flood risk to north west of site; fluvial flood risk to east of site; coastal flood risk over and around site. The site is at 3mAOD, which is below the 1 in 200 year water level for coastal flooding for the area of 3.59mAOD.		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	Existing industrial estate.	All development must 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
5b	- development of the site would have a minor negative effect on a Natura 2000 site	Proximity to Dornoch Firth and Morrich More SAC and River Oykel SAC. May be possible impacts on River Oykel SAC, e.g on water quality from drainage/sewerage. Existing development on site.	Provision of appropriate waste water arrangements should have regard to risk of flooding leading to contamination of Dornoch Firth and Morrich More SAC and River Oykel SAC. Potential HRA assessment as otter are qualifying interest.	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	- Protected Species present but licence not required due to ability to mitigate	Otters are a qualifying interest of the adjacent Dornoch Firth and Morrich More SAC.	Otter survey and protection plan (if necessary) should accompany any planning application other than for the modest extension or alteration of an existing building.	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	Existing industrial estate.		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	Existing development on site		- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site

7a	0 Proposal would be easily accommodated by existing Road Network	Existing industrial estate.		0 Proposal would be easily accommodated by 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	Within walking distance of Bonar Bridge and bus routes.		0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A	Industrial use.		X N/A
9a	0 Potential minor constraint that can be mitigated	There are electricity lines around the site but none that cross over it. Connection to electricity supply should not be an issue.		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 spare water capacity. Waste water has spare capacity but industrial estate is not connected.	Encourage new developments to 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	Industrial site		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Industrial site		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections	Existing industrial estate that will not have any impact on connectivity of open space.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	National cycle network route goes past site; footpath goes past site connecting it to Bonar Bridge and Ardgay.		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	Fuel tanks underground from previous use as a petrol station.	Assessment of potential contamination required.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Some existing buildings on site that could be redeveloped.		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Alluvial soils around 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	+ Will facilitate sustainable waste management at a local scale	Existing recycling provisions 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	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	Adjacent to Dornoch First NSA, however industrial estate already on site.	Sensitive siting and improved design required.	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	Within SDA and an existing allocation. Established industrial site with footpath connections to Bonar Bridge and Ardgay.		+ 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	Industrial estate currently on site. Any development of site could help improve its appearance.	Sensitive siting and improved design. Landscaping should be provided.	+ 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	Historic Environment Record (Ardross Hotel) 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	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	Industrial estate currently on site. Any development of site could help improve its appearance.		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>
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Proposed Plan Site Name: BR01 Rosslyn Street
Settlement: Brora
Site size (ha): 0.8

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Adjacent to River Brora which is in RBMP and has a 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	River adjacent to site, however there is a tree line between the river the site that is being developed	Keep development back from river edge	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	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Permission for 9 serviced housing plots		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 to both coastal and fluvial flood risk. Topography unclear	Keep development back from river edge	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	Site is currently cleared so unlikely to be rich in biodiversity in current state		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 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	Adjacent to Inverbrora SSSI. The SSSI boundary is much tighter to the interest than the GCR boundary. As long as the development stays within the current plot boundary and out of the SSSI there is no problem	Avoid intrusion into 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	Tree line along river edge but outwith development 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	Adjacent to Inverbrora SSSI. The SSSI boundary is much tighter to the interest than the GCR boundary. As long as the development stays within the current plot boundary and out of the SSSI there is no problem	Avoid intrusion into SSSI	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	River corridor needs to be protected and enhanced	Ensure wildlife corridors are provided into adjacent wider countryside. Reinforce tree belt along northern 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	Flat site, west facing		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	Already got planning permission. Lapsed RCC.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Link from A9 Trunk Road and internal road layout partially constructed.		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	Existing footpath 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

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	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, Brora 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	Unused open space at present		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Permission for 9 serviced housing plots 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	Site is not beside other areas of formal open space		0 Utilises or is in close proximity to existing connections

10d	0 Utilises or is in close proximity to existing connections	No core paths, footpath goes along Rosslyn Street		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	Permission for 9 units		- 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	No information available. Site is cleared and not being used for agricultural purposes		?? Unknown

13a	O No significant impact on the amount of waste going to landfill	Relatively small 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 near site		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	+ 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 current allocation. Shown in Sutherland Landscape Capacity Study as an area of potential housing to reinforce existing cluster/pattern of buildings.		+ 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	There are existing buildings along the road frontage which will help make this development less visually intrusive. Will be easily seen from across the river on the approach to Brora, however it will be against a backdrop of 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 development			X Not applicable to type or location of development

16b	No HER on 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	Adjacent to a C Listed building and several more C and B listed buildings along Rosslyn Street		
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	There are existing buildings along the road frontage which will help make this development less visually intrusive. Will be easily seen from across the river on the approach to Brora, however it will be against a backdrop of 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

Proposed Plan Site Name: BR02 Old Woolen Mill
Settlement: Brora
Site size (ha): 2.0

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Adjacent to River Brora which is in RBMP and has a good status with no pressures identified.		x Not Applicable
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	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	0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land	Permission for 43 houses, close to facilities and services and primary school		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	Some parts of the 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	Undeveloped part of site is fenced off from remainder of development and is probably encouraging biodiversity 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 unlikely to have 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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Brownfield site partly developed		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	Undeveloped part of site is fenced off from remainder of development and is probably encouraging biodiversity 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	+ 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	Development has already been subject to planning permission	Traffic calming may be required for further development.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Development has already been subject to planning permission		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	+ 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	No overhead lines on site, substation on site but houses have been set back from substation		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, Brora 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	Previously brownfield site which now has a small playpark on site. Part of site which remains undeveloped is currently boarded off from rest of site, so cannot be used for open space		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space	Small playpark already provided. Further phases of development should provide additional open space	Permission for 43 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	No formal open adjacent to site to link into		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	No core paths. 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	Open space has been provided on site and further will be provided during later phases		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 redevelop ment of brownfield land and/or existing buildings			++ Significant/ arge scale redevelopm ent of brownfield land and/or existing buildings
11b	+ Will remediate minor contaminat ion or small scale contaminat ion onsite	Site lies on former woolen mill and Council Roads Depot. Site investigation undertaken in support of planning application 05/00383/FULSU including a phase I and II Remediation Strategy and Validation Repoty satisfying potentially contaminated land issues.		+ Will remediate minor contaminati on or small scale contaminati on onsite
11c	X No Greenfield Land	Site already partially developed		X No Greenfield Land
11d	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings	Site already partially developed		++ Significant/ arge scale redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt	Brownfield site		X not applicable to type or location of developmen t
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	Brownfield site		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 near site		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	+ 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, current allocation and partly built out. Within the built up area of Brora and site was previously used as a woolen mill		+ 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 built up area of Brora		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	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	Some listed buildings adjacent to site	Sensitive siting near 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	Within the built up area of Brora		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

Proposed Plan Site Name: BR03 East Brora Muir
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			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	Small part of site at risk from surface water flooding but no flood risk assessment required		x Not Applicable

4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Close to coast but erosion unlikely to affect this development		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	Site is currently partly used as paddock, remainder is grass field with no major hedgerows or variety of habitat. Potential through development to create more variety of habitat, especially with 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	Proximity to Moray Firth SAC	Likely to require cumulative HRA assessment in relation to possible effect on the 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	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 so there should be no impacts		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	Site is currently partly used as paddock, remainder is grass field with no major hedgerows or variety of habitat. Potential through development to create more variety of habitat, especially with creation of allotments.	Provide shrub/hedge planting.	+ 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, exposed to coast and from the north	Shelterbelt planting to minimise exposure	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	The scale of development will need to be restricted due to the nature of the roads accessing the site	Ben Mailey Gardens to serve as main access, with emergency access only to Muirfield Gardens. Masterplan approach would be beneficial to prevent piecemeal development.	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	Active travel links are not strong and there is little opportunity to improve these.		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	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, Brora 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	+ Improves/enhances green network connectivity, existing open space or key access network	Allotments will help improve the local environment through increased biodiversity.	Capacity of 25 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Improves/enhances green network connectivity, existing open space or key access network

10b	+ Small scale increase in open space		Capacity of 25 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	One core path goes through site at bottom end near Ben Mailey Gardens. Several other path records are shown going up to site boundary	Core path to be protected. Maintain and extend pedestrian links that come up to site boundary	+ 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	Allotments will help improve the local environment through increased biodiversity.	Provide planting on site and pedestrian linkages to surrounding area and adjacent 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	- Small scale use of greenfield land			- 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	Majority of site is brown earth and a small amount is podzol		X not applicable to type or location of development
12b	?? Unknown	Soil classification data not available. Part of site currently used as a paddock		?? Unknown
13a	O No significant impact on the amount of waste going to landfill	Relatively small 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 near site		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	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and current allocation for housing. Adjacent to an established area of housing	Design sympathetic to landscape setting, regard to proximity to golf course	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	Will be quite a visible development	Design sympathetic to landscape setting, regard to proximity to golf course	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 HER on or around site			X Not applicable to type or location of development

16c	X Not applicable to type or location of development	No listed buildings on or around 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	Will be quite a visible 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>
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Proposed Plan Site Name: BR04 Former Radio Station
Settlement: Brora
Site size (ha): 1.8

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Site is beside the sea. RBMP Brora to Hilton of Cadboll. Current status is good. Current pressures are point source, sewage works and networks.		?? Unknown
1b	x Not Applicable			x Not Applicable
1c	x Not Applicable	No known water supplies within 250m of development		x Not Applicable
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			+ 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	- 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 coastal flood risk, sits 5m below contour therefore at risk of coastal flooding. The 1 in 200 year water level for the area is 3.25mAOD. Impact depends on final use of site		x Not Applicable
4a	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Adjacent to coast line; erosion and ground stability may be an issue	Need to address erosion and ground stability issues	- 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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Unused building on site which is fenced off so potential for biodiversity, flora and fauna interests to have thrived on site due to no disturbance.	Encourage new planting on site to compensate.	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	Adjacent to Moray Firth SAC, although should not have an 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	- 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 Inverbrora SSSI. Inverbrora SSSI site includes foreshore up to MHWS.	Any development should be inland of the coastal footpath.	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 trees, half of site is already covered in a building, remainder of site is grassland		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	Bats may be present in the empty building	Bat survey	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	GCR site includes foreshore up to MHWS.	Any development should be inland of the coastal footpath.	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 has an open aspect	Ensure open aspect of site 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	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site is right on the coast and exposed	Shelterbelt planting, encouraging solar gain through design	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	Potential issues with overtopping and erosion would need to be considered as part of any development.		- 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	Access issues with level crossing at Gower Street and single track private road.		- 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	Existing footpath links		0 Proposal within reasonable distance to limited local services/transport connections

8b	0 appropriate school capacity	Dependant on final use of site, 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/waste water and mains connection available on site or within 200m of the site	Backies WTW and Brora WWTW both have capacity. Pumped sewer to north and Sewage Pumping Station to NE.	All development should connect to public sewer. Would require new sewer laid to Sewage Pumping Station.	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	Site is currently fenced off so re-use of building and surrounding area would open up use again		+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space	Dependant on final use, if housing there will be a requirement for open space provision		0 There will be no net increase in open space

10c	0 Utilises or is in close proximity to existing connections		Maintain and/or improve path link along coast	+ 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 adjacent to site	Maintain access to core path	0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Several paths around site linking it to other areas	Promote and maintain active travel links. Create links to paths and tracks on either side to reinforce network to the south of Brora.	+ 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	++ Significant/large scale redevelopment of brownfield land and/or existing buildings			++ Significant/large scale redevelopment of brownfield land and/or existing buildings

11b	X No contamination present	Site lies on a former radio station however previous site visit and test holes indicated no contamination		X No contamination present
11c	- Small scale use of greenfield land	Western part of site is greenfield	Low intensity uses. Development to focus around existing building	- Small scale use of greenfield land
11d	++ Significant/large scale redevelopment of brownfield land and/or existing buildings	Potential for building to be re-used/renovated		++ Significant/large scale redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	James Hutton information not available		?? Unknown
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			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	Within SDA and existing allocation. Sutherland Landscape Capacity Study indicates the area is unlikely to be suitable for development due to value of scenic resource.	Low intensity use	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	Existing building has a run down appearance. Any development on site will be visually intrusive due to the prominent site, however redevelopment of site would improve current detracting building	Prominent site so design statement required with a preference of low rise and low density building design.	+ 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	No scheduled monuments nearby		X Not applicable to type or location of development
16b	Former radio station is an HER. Several HER within proximity of site, some of which have historical link with radio station. Building is in state of disrepair and is boarded up and fenced off.	Sensitive siting and design of any development to incorporate the most important historical features	Sensitive siting and design of any development to incorporate the most important historical features	+ 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

16c	X Not applicable to type or location of development	Not beside any 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	Existing building has a run down appearance. Any development on site will be visually intrusive due to the prominent site, however redevelopment of site would improve current detracting building		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>Opportunity to bring building back into use and halt the disrepair.</p>	<p>+ Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p>
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Proposed Plan Site Name: BR05 Scotia House
Settlement: Brora
Site size (ha): 7.2

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	Brownfield site		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	Small parts of the site may be at risk from surface water flooding		x Not Applicable
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues	Near coast however railway line between site and 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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Brownfield site	Extra planting and landscaping	+ 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 there should be no 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 but there should be no impact		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	Brownfield site	Extra planting and landscaping	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	Building in use, no watercourses 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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Landscape corridor on eastern end of site provides a north-south link between open space at either end	Ensure existing corridors are 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	Flat site	Ensure any new building are orientated to benefit from solar gain	+ 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	Adjacent to bus route, beside Primary School		+ 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	Housing element is applicable. 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	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. On site extension of sewer may be required.	All development should connect to the public sewer. On site extension of sewer 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	0 Unlikely to have any impact on existing open space	Existing building on site which is currently in use		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space		Potential for 10 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	Railway line prevents linkage to coast. Housing development will be able to link into existing paths to the school		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Core path along coast however railway line is an existing barrier.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Existing path records in and around site. Housing development will be able to link into existing active travel routes to the school		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	Existing building on site which is currently being used, however further land on site which could be developed for a variety of uses.		+ 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 Scotia House, Brora (SU-ENG-1004) shown as 'Works' on Current OS Map	An assessment of contamination issues may be required	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield 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 in current use		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	No recycling facilities on site but if continues as a mixed use development, potential is there to provide for it	Provide 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	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	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 an existing allocation. Housing proposal is adjacent to a well established housing 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	- proposal would be visually intrusive in wider general scenery	Entrance site to Brora. Existing building is large and visually intrusive.	Incorporate landscaping and planting to address landscape impact	+ 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	New Woolen Mill is HER. Several HER in proximity 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	C Listed building further along Rosslyn Street but redevelopment of this site should have no impact		
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	Entrance site to Brora. Existing building is large and visually intrusive.		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		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

Proposed Plan Site Name: BR06 Former Mackay's Garage
Settlement: Brora
Site size (ha): 0.3

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Beside River Brora which is a RBMP named waterbody with good status and no identified pressures		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	Beside River Brora which is a RBMP named waterbody with good status and no identified pressures	Retain buffer between development and river	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	+ 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			+ 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	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Coastal and fluvial flood risk adjacent to site	Retain buffer between development 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	Brownfield site which has been cleared and left as a hardstanding surface	Redevelopment of site will introduce vegetation to site and encourage habitat creation	+ 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 of Moray Firth SAC however unlikely to be 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	- 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 Inverbrora SSSI	If development stays within existing property boundary it won't overlap with 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	Trees on adjacent riverbank	If development stays within existing property boundary it won't overlap with the 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 overlap with GCR site		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	Brownfield site which has been cleared and left as a hardstanding surface	Redevelopment of site will introduce vegetation to site and encourage habitat creation. Tree planting on north side to reinforce trees by river and link into boundary tree planting to west.	+ 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	Gradual slope towards the river, slightly exposed	Orientate buildings to benefit from solar gain; provide shelter belt planting	+ 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	Site fronts A9 Trunk road	Formalise appropriate access onto A9(T).	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	No access constraints		+ 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 co	On 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 co
8b	+ development could help sustain existing services	If housing development on site then 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	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 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	+ Improves/enhances green network connectivity, existing open space or key access network	Brownfield site close to centre of town, redevelopment will enhance site		+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space		If more than four houses on site, 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	Close to existing open space at school, however the A9 is a barrier		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		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Opportunity to link into existing footpaths		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	Site lies on the former Edward MacKay's Yard (SU-TRN-1014) and the Sutherland Arms Garage (SU-GAR-1009)	Assessment of potential contamination issues will be required	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land	Brownfield site		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Garage has already been demolished		+ 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	Depending on final use of site there may be opportunity to 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	No waste management facilities near site		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 current mixed use allocation. Brownfield site	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	+ 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	Prominent site on an entrance into Brora. Building has been demolished and site lying empty. Potential for site to become an eyesore if not redeveloped		+ 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	Two HER beside site - B listed Rockpool Cottage to east of site and C Listed Grove Cottage to the west	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	B listed Rockpool Cottage to east of site and C Listed Grove Cottage to the west.	Sensitive siting and design to ensure no impact on nearby 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	Prominent site on an entrance into Brora. Building has been demolished and site lying empty. Potential for site to become an eyesore if not redeveloped		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>
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Proposed Plan Site Name: BR07 Upper Fascally
Settlement: Brora
Site size (ha): 3.6

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Near River Brora is a RBMP waterbody. It is classed as having good status with no pressures identified.		x Not Applicable
1b	x Not Applicable	No watercourses on site.		x Not Applicable
1c	x Not Applicable	No water supplies noted within 250 metres of site.		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	Removed from rest of 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	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	South eastern end of site lies close to the River Brora.		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	If site remains as community/recreation use with minimal building on site 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 an 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	Site is on other side of the River from Inverbrora SSSI.		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	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	Site is existing open space and will continue to be open space.		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	South facing 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	Existing heritage centre on site. Links from Ladiesloch and C1054 already in place. Internal road infrastructure is private.	Surrounding road network requires upgrading with visibility improvements and passing places.	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	-- Not within walking distance of any transport connections or services with no scope for future connections	Site is removed from rest of Brora.		-- Not within walking distance of any transport connections or services with no scope for future connections
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	+ Improves/enhances green network connectivity, existing open space or key access network	Potential to improve on the existing open space provision on site.		+ 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		Encourage links to open space at Former River Fascally recreation area and the surrounding wider countryside.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	+ Improves/enhances green network connectivity, existing open space or key access network	Adjacent to core path.	Access to Core path SU06.11 to be protected.	+ 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			+ 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 Fascally Brora Quarry/Brick works. Site lies within 250m of Crofthaugh Landfill which pose a potential offsite gas risk.	Site investigation would 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	Potential to re-use heritage centre.		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Podzol on site		X not applicable to type or location of development
12b	?? Unknown	No information available		?? Unknown
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 SDA. Already a building on site that could potentially be reused/redeveloped. Sutherland Landscape Capacity Study says the area is unlikely to be suitable for development due to landscape value.	Sensitive 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	If buildings are kept to a minimum then the creation use should have minimal impact.		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	THC Historic Environment Record on site.	Retain any features linked to coal mining history.	Retain any features linked to coal mining history.	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	If buildings are kept to a minimum then the creation use should have minimal 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	- 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

Proposed Plan Site Name: BR08 Adjoining industrial estate
Settlement: Brora
Site size (ha): 3.0

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Adjacent to River Brora which is in RBMP and has a good status with no pressures identified.		x Not Applicable
1b	x Not Applicable	No watercourse 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	- 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 3ha of industrial use		- 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	x Not Applicable	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	No formal designations apply	Incorporate new planting into the development and ensure linkages into wider countryside remain	+ 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	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	River Brora is SSSI (Inverbrora)		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	Large proportion of site covered in gorse	Incorporate new planting into the development to provide link into wider countryside	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	GCR site is also SSSI		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		Incorporate new planting into the development and ensure linkages into wider countryside remain	+ 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	Flat site	Orientate building to take advantage of 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	0 Proposal would be easily accommodated by existing Road Network	Speed concerns on Stafford Terrace.	Consideration of traffic calming on Stafford Terrace	0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access	Access to this site is likely to be past a residential area which is likely to present difficulties in terms of conflict between commercial traffic and residents/pedestrians.		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	Industrial use		X N/A

9a	- Some servicing constraints that could be mitigated and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines pass through site	Ensure setback 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	Backies WTW and Brora WWTW both have capacity. Site bounded on N/S/E edges with sewer and surface water infrastructure.	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	Currently undeveloped ground but not used as formal open space. Is adjacent to existing industrial uses		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	Industrial use proposed		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	No core paths.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Ensure footpath linkages extend from existing industrial estate	+ 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	3 ha of 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	?? Unknown	Information not available		?? Unknown
13a	+ Will facilitate sustainable waste management at a local scale	Industrial use proposed	Provide 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	Nowaste 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	Wthin SDA and an allocation Sutherland Landscape Capacity Study designates part of the site area as potentially unsuitable for development due to value of the landscape resource. Adjacent to existing industrial estate	Landscaping and planting on boundary to adjacent housing	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		Landscaping and planting on boundary 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	No HER on 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	No listed buildings 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			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

Proposed Plan Site Name: CT01: Land North of Harland Road
Settlement: Castletown
Site size (ha): 22.2

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	- Development would have a minor negative impact one or more water bodies identified in RBMP.	The current status of the local waters is generally Good / High with exception of Burn of Garth which is Poor. Sewage discharge and agricultural actions / runoff noted as pressures by the RBMP tool.	Connection to public sewer will be required. SUDS to be implemented to address runoff. Potential for morphological improvements to be indentified to the Burn of Garth.	+ development will have a small or local scale positive impact on water quality or water supply
1b	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Sewage discharge and agricultural actions / runoff noted as pressures by the RBMP tool.	Provide buffer to watercourse. Potential for morphological improvements to be indentified to the Burn of Garth.	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	- 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		Appropriate travel planning associated with potential development.	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	Significant part of site at risk of flooding from Stangergill Burn.	Provide buffer to watercourse. Potential for morphological improvements to be identified to the Burn of Garth.	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	- 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	Designations apply as noted below. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts (some identified as ancient woodland)	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention and enhancement of existing features	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	Indirect effects of recreational pressure should be considered. Also possibility of off-road vehicles accessing dune and beach system.	Recreation management plan may be required to show how any excessive recreational pressure on the SSSI will be averted	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5d	-- developme nt of site would require loss of Ancient woodland inventoried woodland or Significant Tree removal	Area includes portions of semi natural woodland and ancient woodland.	Sensitive design / developed area to avoid mature woodland areas.	- Tree removal /afforestatio n required of non protected woodland. localised and medium/sh ort term
5e	- Protected Species present but licence not required due to ability to mitigate	Mature woodland adjacent to the site offers foraging territory	If woodland will be affected a species survey (e.g bat) may be requested	0 Unlikely to be any impact on protected species
5f	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

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 scope for connectivity to wildlife across the site using existing hedgerows, tree belts and watercourse	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features	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 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	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		Development of open spaces and path connections guided by masterplan.	+ Improves/e nhances green network connectivity , existing open space or key access network
10b	+ Small scale increase in open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	Development of open spaces and path connections guided by masterplan.	+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections		Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	+ 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		Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections		Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	+ 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	?? Unknown			?? Unknown

11c	-- Large-scale use of Greenfield land			-- Large-scale use of 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	O Scale or type of proposal unlikely to effect on soil or croft land			O 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	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	- 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	Potential development represents a significant expansion of the existing village.	Masterplan or development brief may be required due to the scale of development	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		Need for structural landscaping to augment present woodland belts	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	<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>
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	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		High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	
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>High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.</p>	<p>+ Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p>
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Proposed Plan Site Name: Castlehill Expansion Sites (CT06: Land at Shelley Hill , CT02: Castlehill Steading, CT03: Former Castlehill Gardens; CT04: Castletown Mill)
Settlement: Castletown
Site size (ha): 32.0

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	Development is unlikely to result in a direct physical impact on the adjacent 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 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 C02 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 C02 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	Small watercourse flows south to north in the east of the site. Maybe a potential cause of flood risk.		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	Parts of area designated as semi natural woodland. No formal designations apply. Some scope for connectivity to wildlife across sites using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features	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	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Adjacent to ancient woodland (Type 2b LEPO) on E side	Sensitive location of development to prevent felling. Area of ancient woodland to be safeguarded from development.	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	Mature woodland could provide a habitat for protected species.	Protected species survey may be required for future development. Any loss of mature trees would need a species survey	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	Some scope for connectivity of wildlife across sites using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage and identify 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	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		Upgrades required to local road network at developer's expense.	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	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Low voltage overhead lines across 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	CT02 - No immediately adjacent sewer. May require substantiation on site sewer extension. CT03 - Gravity connection may be difficult. Pumping station 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	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	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential upgrades to paths and green spaces at developer's expense.	+ 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 upgrades to paths and green spaces at developer's expense.	+ Improves/enhances green network connectivity, existing open space or key access network

10e	0 Utilises or is in close proximity to existing connections		Potential upgrades to paths and green spaces at developer's expense.	+ 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	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	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land

12b	O Scale or type of proposal unlikely to effect on soil or croft land			O 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	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	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Any loss of woodland could affect setting especially given its northerly location.	Woodland and surrounding agricultural land must be protected to safeguard the setting of the village.	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	The scale of development could have an significant visual impact.	Phasing the development would help to integrate it with the existing village.	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	Development unlikely to significantly alter the setting of nearby Castlehill Windmill / Broch.	Retain buildings, evaluation may be required	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	Human remains have been discovered in the adjacent dune systems. Features present within woodland - mitigation may be required if impacts predicted.	Archaeological watching brief / site controls if required.	Archaeological watching brief / site controls if required.	+ 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

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Sites within the area are located adjacent to a number of C Listed buildings.	High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	
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	The scale of development could have a significant 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	<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>High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.</p>	<p>+ Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p>
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Proposed Plan Site Name: CT05: Site South East of Coronation Place
Settlement: Castletown
Site size (ha): 0.2

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 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.		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	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	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated			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	0 appropriate school capacity			0 appropriate school capacity
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		Appropriate contaminated land surveying and remediation as conditioned in planning permission 05/00504/FULCA.	+ Will remediate minor contamination or small scale contamination onsite
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	<input type="radio"/> Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Structure on site to be demolished, permitted by planning permission 05/00504/FULCA.		<input type="radio"/> Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	<input checked="" type="checkbox"/> not applicable to type or location of development			<input checked="" type="checkbox"/> not applicable to type or location of development
12b	<input checked="" type="checkbox"/> not applicable to type or location of development			<input checked="" type="checkbox"/> not applicable to type or location of development
13a	<input type="radio"/> No significant impact on the amount of waste going to landfill			<input type="radio"/> No significant impact on the amount of waste going to landfill
13b	<input type="radio"/> Unlikely to have any significant impact on demand for natural resources			<input type="radio"/> Unlikely to have any significant impact on demand for natural resources
13c	<input checked="" type="checkbox"/> Not applicable to type or location of development	No waste management facilities nearby		<input checked="" type="checkbox"/> 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	Proposal located on a gap site within the development pattern of Castletown.		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	Proposal located on a gap site within the development pattern of Castletown.		0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	<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>
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	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	Proposal located on a gap site within the development pattern of Castletown.		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		Store building existing on site is not designated but could be preserved or incorporated into future development.	+ Renovation/ regeneratio n of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environmen t and or minor enhanceme nt of the setting of a historic building
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Proposed Plan Site Name: CT07: Former Ictech site
Settlement: Castletown
Site size (ha): 11.5

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	Development is unlikely to result in a direct physical impact on the adjacent 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 the development site.		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		Green travel planning to minimise carbon emissions from future employment development.	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	Stangergill Burn flows along south east boundary of the site and is a potential cause of flood 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			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	Small watercourse along the E and S boundaries	Watercourse must be safeguarded and enhanced	+ Proposal will protect Ancient Inventoried woodland
5e	0 Unlikely to be any impact on protected species		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	Small watercourse along the E and S boundaries	Watercourse must be safeguarded and enhanced	+ proposal will help safeguard a national, local conservation or geodiversity site
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	Existing vehicle access suitable for HGV's in place.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Existing vehicle access suitable for HGV's in place.		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			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	X Not applicable			X Not applicable
10b	0 There will be no net increase in open space			0 There will be no net increase in open space
10c	X Not applicable			X Not applicable
10d	X Not applicable			X Not applicable
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	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings			++ Significant/ large scale redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
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 developme nt	No waste management facilities nearby		X Not applicable to type or location of developmen t

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			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	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	Possibility of cist burials noted on site.	Archaeological watching brief / site controls if required.	Archaeological watching brief / site controls if 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	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			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>
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Proposed Plan Site Name: DN01 Meadows Park Road
Settlement: Dornoch
Site size (ha): 5.0

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 eastern boundary	Retain and integrate watercourses as natural features within site	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	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		Retain and integrate watercourses as natural features within site	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	Proximity to Dornoch Firth SAC and Dornoch Firth and Loch Fleet SPA		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 SAC and Dornoch Firth and Loch Fleet SPA	Likely to require cumulative HRA assessment in relation to possible effect on the SAC and SPA. 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			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	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	Southern end of site offers the best location for some habitat creation.	Ensure corridors into adjacent countryside are provided.	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		Orientate housing to benefit from solar gain	+ 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	Development has already started. Link from Sutherland Road is in place.		0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access	Development has already started		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	Footpath has been provided to Sutherland Road		+ 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	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	+ Improves/enhances green network connectivity, existing open space or key access network			+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space		Capacity of 102 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		Provide pedestrain connection into The Meadows and into Meadows Park	+ 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		Establish active travel links towards settlement centre and Meadows Park	+ 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	Remaining land is greenfield land		X N/A no brownfield land onsite
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land	Site already being developed		-- 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	<input type="radio"/> Scale or type of proposal unlikely to effect on soil or croft land	Site is classed as 4.1		<input type="radio"/> Scale or type of proposal unlikely to effect on soil or croft land
13a	<input type="radio"/> No significant impact on the amount of waste going to landfill		Provide local recycling facilities on site	<input type="radio"/> No significant impact on the amount of waste going to landfill
13b	<input type="radio"/> Unlikely to have any significant impact on demand for natural resources			<input type="radio"/> Unlikely to have any significant impact on demand for natural resources
13c	<input checked="" type="checkbox"/> Not applicable to type or location of development	Not near a waste management facility		<input checked="" type="checkbox"/> Not applicable to type or location of development
13d	<input checked="" type="checkbox"/> Not applicable to type or location of development	Not allocated for business or industrial use		<input checked="" type="checkbox"/> 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	Adjacent to Dornoch Firth NSA, however site is partly built	Sensitive siting and design to reflect NSA presence	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	Within SDA and existing allocation which is partly built.	Sensitive siting and design including landscape works, stone walls and hedgerows.	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	Partially developed	Sensitive siting and design including landscape works, stone walls and hedgerows.	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	Few HER on and around site	Archaeological investigations may be required	Archaeological investigations 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	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	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	Partially developed		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>
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Proposed Plan Site Name: DN02 Bishopsfield
Settlement: Dornoch
Site size (ha): 3.6

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			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	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			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 partly developed and undeveloped ground is overgrown	Extra planting on site such as hedgerow planting and trees to help link to adjacent woodland	+ 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	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 Moray Firth SAC. All 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	Station Road and Earl's Cross TPO and semi natural woodland nearby		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		Extra planting on site such as hedgerow planting and trees to help link to adjacent woodland. Maintain green corridor in northwest of site.	+ 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	Surrounded by housing	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 accommodated by existing Road Network		Traffic management requirements	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Access already exists into part of the site. Some improvements already carried out.		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 links through adjacent housing estate		+ 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 in Dornoch Academy and Dornoch Primary School		+ 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	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	+ Improves/enhances green network connectivity, existing open space or key access network			+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space	Small play area already on site	Capacity of 50 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		Provide linkage to nearby core path and ensure links provided to existing playpark	+ 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 core path	Provide footpath linkages to wards Dornoch centre	+ 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			+ 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	- Small scale use of greenfield land	Site partially developed		- 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	Part of site is of 3.2 quality		- 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 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	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. Surrounded by housing. Development of site will help to give that part of Dorncoah a more completed feel	Masterplan for site should provide details on landscaping and amenity land	+ 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	Several HER sites near the 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	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Proximity to Earl's Cross House		

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	<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>
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Proposed Plan Site Name: DN03 Dornoch South Abattoir
Settlement: Dornoch
Site size (ha): 4.1

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Dornoch Burn, Black Burn, no concerns about status, along boundary of site, no watercourses on site		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	No watercourses on site, but burn along southern boundary	Provide buffer to watercourse on southern boundary	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 nearby 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	<p>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</p>		Promote active travel and links to public transport.	+ 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	-- Most of the site (>50%) is within an area known to flood or within an indicative area of medium to high flood risk	Most of the site at risk of flooding on Indicative SEPA Flood map, though the new maps show less risk. Records of flooding at various locations along the Dornoch Burn in the past. An FRA for part of site has confirmed risk of flooding on part of site.	Provide buffer to watercourse on southern boundary	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	Proximity to Dornoch Firth and Morrich More SAC and Dornoch Firth and Loch Fleet SPA.		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 Morrich More SAC and Dornoch Firth and Loch Fleet SPA.	Likely to require cumulative HRA assessment in relation to possible effect on the 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	Proximity to Dornoch Firth and Morrich More SAC and Dornoch Firth and Loch Fleet SPA.		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	Old disused building on site may merit a bat survey.	In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application. Bat survey of disused building.	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	Open ground to rear		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	Exposed to south/south west, flat site	Provide shelter belt planting	+ 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	Abattoir now closed but when open it had HGV traffic coming to the site.		0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access	No direct access from public road.		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	0 appropriate school capacity	Depending on final use, development may or may not generate additional pupils. Capacity in Dornoch Academy and Dornoch Primary School		0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Existing 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	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	Previously developed site at the edge of town		0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space		Part of site prone to flooding could be used for open space	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Create pedestrian link to Meadows Park	+ 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	Edge of town location in close proximity to 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	+ Minor redevelopment of brownfield land and/or existing buildings	Top half of site is brownfield		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Former use as an abattoir	Contamination survey	+ Will remediate minor contamination or small scale contamination onsite
11c	- Small scale use of greenfield land		Some parts of site which are greenfield may be used as open space/SUDs	- Small scale use of greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Existing buildings of poor quality and are unlikely to be reused	Potential to reuse some materials	+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Previously developed land at abattoir, rest of site is podzol		X not applicable to type or location of development

12b	X not applicable to type or location of development	Greenfield section of site is not classified as high quality agricultural soil (4.1)		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill		Potential for recycling facilities to be provided 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		Potential to reuse some materials	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	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		+ Will facilitate sustainable waste management at a local scale
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	Half of site is previously developed land. Close proximity to Dornoch Firth NSA. Existing buildings derelict and poor quality.	Careful layout, siting and design could improve the impact on the surrounding area	+ Proposal offers minor or local protection to a local designated landscape or the qualities of wildness in the area/isolated cost
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	Existing site and proposed brownfield redevelopment. Part of site already within SDA. Sutherland Landscape Capacity Study identifies southern part of site as unlikely to be suitable for development due to landscape value.	Potential for high quality redevelopment to improve built environment.	+ 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 lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	Existing derelict site; redevelopment likely to improve visual quality of local environment. Southern end of site is within a key view from Shore Road.	Sensitive siting, design and scale	++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses
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	Dornoch Cathedral and Grave Yard	Potential moderate improvement of setting by environmental improvement of nearby site	+ 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

16b	Several Historic Environment Record sites within and surrounding site.	Any archaeological remains must be recorded	Any archaeological remains must be recorded	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 listed buildings nearby: Dornoch Cathedral; Former Bishops Palace; Dornoch Jail and Courthouse; Former Drill Hall	Sensitive redevelopment of site required; high quality design; appropriate scale	

16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Close proximity to Conservation Area, but sites lies outwith	Sensitive layout, design and scale	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	Existing derelict site; redevelopment likely to improve visual quality of local environment. Southern end of site is within a key view from Shore 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	<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>
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Proposed Plan Site Name: DN04 Dornoch North
Settlement: Dornoch
Site size (ha): 19.7

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	Watercourse runs through site	Retain and integrate watercourse as a natural feature within 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	Capacity of 250 units		- 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	At risk of fluvial and pluvial flooding	Retain and integrate watercourse as a natural feature within 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	+ proposal will help safeguard a national, local conservation or geodiversity site	Much of site is farmland with very few hedgerows or trees. Potential to increase vegetation on site and create more habitats and increase range of biodiversity on site.	Provide a range of green infrastructure components.	+ 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	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. 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 although unlikely that development on this site would have an 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	Near semi natural woodland and TPOs on eastern flank of 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		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	+ proposal will help safeguard a national, local conservation or geodiversity site	A carefully designed, masterplanned development has the potential to create wildlife corridors in site and provide greater connectivity with wider countryside. Watercourse running through the site and tree belts provide connectivity.		+ 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	Sloping site, with some natural landform shelter	Provide shelterbelt planting and orientate houses to maximise solar gain	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope

7a	- Proposal will put existing road network under strain		Upgrading of the Embo Road including widening to 5.5 metres and provision of a 2 metre wide footway	++ Proposal would improve capacity on 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	++ development will make a significant contribution to sustaining local services	Capacity in Dornoch Academy and Dornoch Primary School		++ development will make a significant contribution to sustaining local services
9a	0 Potential minor constraint that can be mitigated	Overhead lines on site	Setback 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	WTW and WWTW both have capacity. Extensive on site connections would be required for mixed use.	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	+ Improves/enhances green network connectivity, existing open space or key access network	Existing agricultural land not used formally as open space		+ Improves/enhances green network connectivity, existing open space or key access network

10b	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space	Open space will need considered in context of HRA to limit the scope for disturbing/damaging recreational pressure on the coastal SAC/SPA interests.	Capacity of 250 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space		Provides links east	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	+ Improves/enhances green network connectivity, existing open space or key access network	Some core paths near site.	Ensure footpath links to town centre	+ 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 provides for open space and new planting.	Consider active travel linkages to towards to the school	+ 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 very significant loss of 3.1 or 3.2 agricultural land or good quality croft land	3.2 quality land, which is comparatively good agricultural land for the area.		-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land

13a	- Will cause an increased amount of waste going to landfill	Large scale development	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	No waste management facilities near site		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	O proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Proximity of Dornoch Firth NSA but unlikely to have any impact on it		O 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	Site forms part of the entrance to Dornoch from the north. With SDA and existing allocation. Masterplan suggests a phased development.	High quality masterplanned development which takes consideration of the esker landform and existing field pattern and links development to rest of Dornoch	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	Site is very prominent from Embo Road and Poles Road	Sensitive layout and design of housing to reflect existing buildings in Dornoch and adjacent Conservation Area. Development will need to be visually contained. A high quality gateway should be created on the northern approach.	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	Will not affect Dornoch Cathedral graveyard		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 HER on site and surrounding site. Two cists on site	Any archaeological remains must be recorded. Exclusion zone around cists.	Any archaeological remains must be recorded. Exclusion zone around cists.	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 a B and C listed building but impact should be minimal due to topography		
16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Southern end of site is adjacent to Dornoch's Conservation Area	High quality masterplanned development which takes consideration of and protects, and where necessary retains the key cultural heritage elements of the 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
16e	X Not applicable to type or location of development	Site is very prominent from Embo Road and Poles 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	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

Proposed Plan Site Name: DN05 Meadows Park
Settlement: Dornoch
Site size (ha): 4.2

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable		r	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 existing 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	Site is 4.2 ha but only a small park will be used for buildings. The remainder is football pitch/open space		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	Adjacent to pluvial flooding but no risk indicated on site		x Not Applicable
4a	x Not Applicable	Not near 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 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. 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 so drainage and disturbance could be an issue		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	Connectivity to wildlife appears to be limited across the site. No visible habitat connections present on site visit.		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 community centre to benefit from solar gain, 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	0 Proposal would be easily accommodated by existing Road Network			0 Proposal would be easily accommodated by existing Road Network
7b	+ Opportunity to improve local access issues	Existing access from Meadows Park Road is not appropriate as a future development access.		+ 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	Existing football pitch and community greenspace		+ 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	Community use, not housing		X N/A
9a	0 Potential minor constraint that can be mitigated	No electricity pylons 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	WTW and 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	+ Improves/enhances green network connectivity, existing open space or key access network	Will improve on existing community facility, football pitch is being retained and majority of site will remain as greenspace		+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space	Improves on existing greenspace rather than creating more		0 There will be no net increase in open space
10c	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space		Encourage and maintain existing pedestrian links to surrounding built up area	+ 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	No core paths but several pedestrian paths around site		0 Utilises or is in close proximity to existing connections
10e	+ Improves/enhances green network connectivity, existing open space or key access network	There is potential to provide pedestrian linkages from new housing developments to the west and developments 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	+ Minor redevelopment of brownfield land and/or existing buildings	Existing Highland Games building and football club changing rooms - changing rooms will remain		+ Minor redevelopment of brownfield land and/or existing buildings
11b	X No contamination present			X No contamination present
11c	- Small scale use of greenfield land			- Small scale use of 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	Podzol on site		X not applicable to type or location of development
12b	O Scale or type of proposal unlikely to effect on soil or croft land	Majority of site 4.1 quality, small area of 5.2 quality - not high quality agricultural land		O 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		Local recycling facilities provided 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	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 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	- 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	Close to Dornoch Firth NSA. Need to avoid creating an indefinite edge to Dornoch with its open expanse to the Firth. New building will need to establish a relationship with the settlement	A carefully designed development has the potential to minimise negative impact on the character of the wider landscape and NSA designation	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	Sutherland Landscape Capacity Study designates part of the site as potentially unsuitable for development due to value of the landscape value. However proposed building is outwith this area. In SDA and already some buildings on site.	Sensitive development of site required; high quality design; appropriate scale.	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	Proposed community centre will be adjacent to existing built up area so it should establish a relationship with the settlement.	High quality design	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	Dornoch Cathedral Graveyard will not be affected		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	HER on site and surrounding area. Potential for more archaeological finds to be on 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	No listed building on or adjacent to 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	Proposed community centre will be adjacent to existing built up area so it should establish a relationship with the 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 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>
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Proposed Plan Site Name: DN06 Adjacent to Dornoch Academy
Settlement: Dornoch
Site size (ha): 1.5

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	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 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	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Some surface water flooding nearby, however proposed use for site is carparking		x Not Applicable
4a	x Not Applicable	Site not on 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	The sides of the site which run along the school boundary have mature vegetation. This vegetation currently backs onto open countryside.	Retain existing mature vegetation along boundary with school. Provide landscaping with tree planting along outer perimeters to establish a structured edge.	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 Dornoch Firth and Loch Fleet SPA, Moray Firth SAC, Dornoch Firth SAC and Dornoch Firth and Loch Fleet Ramsar. No watercourses on site	May require cumulative HRA assessment in relation to 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	Proximity to Dornoch Firth SSSI. Additional carparking for school		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		In so far as otters are a qualifying interest of the adjacent SAC, an otter survey may need to accompany a 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	The sides of the site which run along the school boundary have mature vegetation them. This vegetation currently backs onto open countryside	Retain existing mature vegetation along boundary with school. Establish additional belts of trees on outer boundary using native species.	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	Carparking		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		No direct access from public road. Review 20mph and 30mph speed limits and consider amending the extent. Safe Route to School audit required.	0 Proposal would be easily accommodated by existing Road Network
7b	?? Unknown			?? 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	X N/A			X N/A
9a	0 Potential minor constraint that can be mitigated	Overhead line crosses site	Setback from overhead lines	0 Potential minor constraint that can be mitigated
9b	X the site use proposed does not require a connection	Carparking so does not require connection.		X the site use proposed does not require a connection
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space	Carparking - not suitable to encourage open space use for safety reasons	Provide cycle parking	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		Retain existing mature vegetation along boundary with school.	0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections		Ensure pedestrian connection to school grounds.	0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	Provision of Safer Routes to School	Provide cycle parking	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	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	3.2 quality land - whilst not high quality agricultural land, it is good land for the area		- 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		Potential to locate recycling facilities within carpark	+ 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	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Proximity to Dornoch Firth NSA	Sensitive development of site required; high quality design.	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	Outwith SDA. Arrival point into Dornoch.	Sensitive landscaping and boundary planting to reduce impact on settlement setting	+ 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	Extension of school grounds	Provide boundary 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	Two HER adjacent to site			<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	X Not applicable to type or location of development			
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>	Outwith Dornoch's Conservation Area		<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	X Not applicable to type or location of development	Extension of school grounds		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

Proposed Plan Site Name: DN07 Dornoch Business Park
Settlement: Dornoch
Site size (ha): 1.9

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	x Not Applicable	Not at coast		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	Existing development on site, any further development will consolidate use of 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		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 Dornoch Firth SAC	Likely to require cumulative HRA assessment in relation to possible effect on the Dornoch 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	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	Development already on site		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		Retain trees around the 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	Flat site		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	Site already in use. Road infrastructure in place.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Existing access could be used		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	Any further development would consolidate site		+ 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	Business use		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	WTW and WWTW both have capacity. Site bounded on four sides by existing sewerage infrastructure serving other customers.	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	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	Site already served by footpaths		0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections		Site should link to Meadows or future developed site south/east at least for pedestrian users	+ 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	X No contamination present			X No contamination present
11c	X No Greenfield Land	Site already developed		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Existing buildings on site which could be re-used if they become vacant		+ 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	<input type="radio"/> No significant impact on the amount of waste going to landfill		Maintain recycling facilities already on site	<input type="radio"/> No significant impact on the amount of waste going to landfill
13b	<input type="radio"/> Unlikely to have any significant impact on demand for natural resources			<input type="radio"/> Unlikely to have any significant impact on demand for natural resources
13c	<input checked="" type="checkbox"/> Not applicable to type or location of development	Not near a waste management facility		<input checked="" type="checkbox"/> Not applicable to type or location of development
13d	<input type="radio"/> 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		<input type="radio"/> No significant impact on the amount of waste going to landfill
LANDSCAPE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
14a	<input type="radio"/> proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Proximity to Dornoch Firth NSA		<input type="radio"/> proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes
14b	<input checked="" type="checkbox"/> N/A			<input checked="" type="checkbox"/> 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, allocated site. Further development on site would help finish off the appearance of the site		+ 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	Historic Environment Records within and surrounding 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			

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 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	<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>
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Proposed Plan Site Name: ET01 North east of Haven
Settlement: Edderton
Site size (ha): 2.5

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Craigroy Burn to north west of site is classed as good; No watercourse on site		x Not Applicable
1b	x Not Applicable	No watercourse on site		x Not Applicable
1c	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Craigroy Burn to north west of site provides water to Balblair Distillery.	Ensure no adverse impact on water quality from run off, discharges or pollution. Development proposals should not have a negative impact on local water supply.	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			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	Near Dornoch Firth and Morrich More SAC, Dornoch Firth and Loch Fleet SPA and Dornoch Firth and Loch Fleet Ramsar site.	In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application. 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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Near Dornoch Firth 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	0 Unlikely to be any impact on protected species		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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal		Trees alongside railway line should be safeguarded	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		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	0 Proposal would be easily accommodated by existing Road Network		Traffic calming on Station Road.	0 Proposal would be easily accommodated by 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			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			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. Significant sewer extension required to connect to public network.	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	0 There will be no net increase in open space	Undeveloped land but not currently used as formal 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	0 Utilises or is in close proximity to existing connections		Extend footpath from village up to site	+ 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	Site undeveloped		X N/A no brownfield land onsite
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	No potentially contaminative sources on site however within 250m there are two former refuse tips to the north	Site history to confirm when nearby refuse tips ceased operating	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	X No Greenfield Land	No existing structures on site		X No Greenfield Land

12a	X not applicable to type or location of development	Podzol soil present		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	Most of site is not classed as good agricultural land. Bottom south east corner is classed as 3.1 and bottom south west corner as 3.2		- 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	Unlikely to be large enough to merit 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 minor loss or impact on the key features or qualities	Adjacent to Dornoch Firth NSA.	Sensitive design, landscaping and planting to reduce impact on NSA	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	Within SDA but not an allocated site		+ 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		Sensitive design, landscaping and planting to reduce impact on NSA	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting	North west corner of site is location of Carriblair stone circle and cist. Access to site is a particular issue.	Sensitive siting and access to site required taking account of Scheduled Monument in north west of site.	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting
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			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

Proposed Plan Site Name: ET02 West of Station Road
Settlement: Edderton
Site size (ha): 6.9

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	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Craigroy Burn supplies water to Balblair Distillery	Ensure no adverse impact on water quality from run off, discharges or pollution; developer should demonstrate that proposals will not negatively impact on local water supply.	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 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		Potential to encourage active travel. Some business and community uses	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	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			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	Near Dornoch Firth and Loch Fleet SPA, Dornoch Firth and Morrich More SAC and Dornoch Firth and Loch Fleet Ramsar site	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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Near Dornoch Firth 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	0 Unlikely to be any impact on protected species		In so far as otters are a qualifying interest of the nearby 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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Scope for some habitat creation as part of the site	Shelterbelt tree planting along western 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	West facing site	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 accommodated by existing Road Network	Phasing may make it difficult to achieve speed reduction.	Frontage access on A836 requires traffic calming and careful design to achieve reduced speed limit of 30mph. Frontage access onto Station Road acceptable provided no on-street parking.	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	Beside bus stop with buses to Dornoch and Tain		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	- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead lines pass through site. Distillery water pipeline passes through both north and south sites.	Ensure distillery pipeline is not affected. Create pedestrian /cycle route around pipeline.	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.	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	+ Improves/enhances green network connectivity, existing open space or key access network			+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space		Create permanent community play field and pedestrian/cycle links through site connecting to rest of village	+ 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			+ 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. Footpath links around site	Active Travel links required.	0 Utilises or is in close proximity to existing connections
10e	+ Improves/enhances green network connectivity, existing open space or key access network		Link site into surrounding network of roads, tracks and 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		Historical refuse tip 250 m to north so site history would be requested with planning application.	0 Scale or type of proposal unlikely to effect contaminated land
11c	-- Large-scale use of Greenfield land		Retain parts of site as open space which can be used by the community	- 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	Most of land is 3.2		- 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		Community recycling facilities where appropriate	+ 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	0 proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes	Near Dornoch Firth NSA		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	- Developme nt poorly orientated from key services or similar uses elongates settlement and/or Developme nt segregated from existing settlement by barriers such as road, railway line river etc, which could not be or would be costly to mitigate	Logical westwards expansion of village, flat site. Within SDA, rounds off settlement.	Sensitive landscaping and planting to reduce impact on settlement setting.	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	Could block views from A836 to scheduled monument. Is a visible gateway site to Edderton from the north.	Sensitive landscaping and planting to reduce impact on settlement setting.	0 proposal would not be visually intrusive

CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting	Views of Clach Chairidh symbol stone (Scheduled Monument) could be lost. Carriclair stone circle and cist is to north east of existing site H1 but on the opposite side of Station Road.	Careful design required. Open space around stone (buffer), no development which would encroach the line of site from the stone circle and symbol stone to the hills to the west and south west.	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting
16b		Full archaeological survey required.	Full archaeological survey 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	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	Could block views from A836 to scheduled monument. Is a visible gateway site to Edderton from the north.		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	No current formal access to symbol stone	Potential for increased interpretation. Development could bring about better access/safeguarding.	+ 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
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Proposed Plan Site Name: ET03 Adjacent to Glebe Cottage
Settlement: Edderton
Site size (ha): 0.4

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Small watercourse at western boundary, 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	Small watercourse at western boundary	Retain and integrate watercourses as natural features within 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	Potential flood risk from small water course along west boundary of site	Retain and integrate watercourses as natural features within 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		Retain trees in site layout to provide stepping stones for 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	Near Dornoch Firth and Loch Fleet Ramsar, Dornoch Firth and Loch Fleet SPA, Dornoch Firth and Morrich More SAC.	In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application. 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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Near Dornoch Firth 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	Some trees on site although not ancient woodland		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	Trees on site	In so far as otters are a qualifying interest of the adjacent SAC, an otter survey should accompany any planning application. Species survey should be carried out.	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		Retain trees in site layout to provide stepping stones for wildlife	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 east facing site		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			+ Opportunity to improve local access issues
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	If site is used for workplace homes, potential for school age children to be living there. 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			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. Numerous underground service pipes surrounding site boundary.	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	0 There will be no net increase in open space	Unlikely to meet threshold for providing 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	Core path through site	Maintain access to core path	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	Land undeveloped		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 structure 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	3.2 quality agricultural 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	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	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	- 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	Adjacent to Dornoch Firth NSA	Sensitive siting and design	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	Sensitive landscaping and planting to reduce impact on settlement setting	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	Visible from main road on the approach to Edderton	Sensitive landscaping and planting to reduce impact on settlement setting. Retain trees in site layout. New boundary planting of appropriate species.	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 Historic Environment Record sites nearby but not on 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	Adjacent to C 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	Visible from main road on the approach to Edderton		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

Proposed Plan Site Name: GP01 Woodland Way
Settlement: Golspie
Site size (ha): 0.9

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 of 10 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	Record of water running down hill to Rhives Rd and Back Rd. From the historical flooding records there may be an issue with blocked/undersized culverts in the area.		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	Tree belt in south west of site, it's removal could impact on these interests	Retain some of the tree belt/vegetation or if removed provide compensatory planting 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	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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Some trees on south west of site which falls away steeply	Retain existing 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		Species survey may be required if any trees felled	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 along northern boundary is a barrier. Trees appear to form a link with other belts of trees to west and east, providing habitat connectivity.	Retain existing trees 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	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Site is on an elevated position, flat, apart from south west which slopes away steeply. Shelter on three sites from housing and the railway line to the north.	Orientate houses to benefit from solar gain	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	?? Unknown		Access to be taken from Woodland Way.	?? Unknown

7b	0 Proposal in close proximity to utilise existing connections and access			+ 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 co	Within walking distance of a bus route and 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 co
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 to north of 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 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 greenfield 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 10 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		Connect to open space to the south east	+ 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	O Utilises or is in close proximity to existing connections	Footpath link already exists to site boundary. Site constrained to north by railway line and by slope to south west	Provide extension to existing pedestrian access at adjacent housing on eastern boundary	+ 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	- 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	No information available		?? Unknown
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 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	+ 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, existing allocation. Sutherland Landscape Capacity Study shows this site as an area for potential 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	Mostly surrounded by housing	Keep house heights similar to surrounding housing to prevent skylining	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				X Not applicable to type or location of developmen t
16c	0 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		Be aware of B Listed Fountain nearby	
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16e	X Not applicable to type or location of development	Mostly surrounded by 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

Proposed Plan Site Name: GP02 Sibell Road
Settlement: Golspie
Site size (ha): 3.8

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No watercourse on site		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	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	Record of road under railway flooded. Previous consultations for the area have no indication of flooding and it is not within the flood map		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	Trees on part of northern end of site	Investigate potential to keep some trees on site or if these are removed some replacement planting 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	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	Adjacent to semi natural woodland. Trees on part of northern end of site	Set back development from semi natural 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	Adjacent to semi natural woodland. Trees on part of northern end of site. Removal of trees on site could have impact.	Retain some of the existing trees on site, extend the treebelt eastwards with new planting of appropriate species, to provide a wildlife corridor between the open countryside the nearby semi natural 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	Surrounded on west and south by housing and forest to the east		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	No existing or direct access to site. Access to site may be difficult to achieve due to boundary constraints. Previous planning application proposed demolition of an existing house to provide an access route.		+ 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	Near bus route and within walking distance to shops		+ 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 run along south and west of site	Set back from overhead line	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 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		Capacity of 34 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		Provide connectivity between open space and the woodland area and paths to the east.	+ 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	Near a core path.	Footpath provision at Sibell Road brae	+ 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			+ 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	- 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			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		Investigate use of any forest waste	+ 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	Neither business or industrial uses intended 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 SDA and existing allocation, Sutherland Landscape Capacity Study identifies this as an area for potential 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	Site is almost "hidden" behind existing housing	Keep building height similar to surrounding houses	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				0 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	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 is almost "hidden" behind 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	<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>
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Proposed Plan Site Name: GP03 Drummuie
Settlement: Golspie
Site size (ha): 17.7

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	-	Number of small watercourses running along boundaries of site	Provide buffers to watercourses	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	+ 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			+ 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	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	Number of small watercourses running along boundaries of site. Part of this site may be at risk of flooding from a watercourse.	Provide buffers to watercourses	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	Much of site already developed		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 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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	A9 TPOs along roadside edge of site. Benvraggie Long established wood surrounds the remainder of site. Much of site already developed.	Ensure development is set back from 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		Ensure greenspace element of the development link to the surrounding woodland.	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	Woodland provides shelter. South facing sloping site. Council building provides some shelter to land behind it.	Ensure any buildings are positioned to take advantage of solar gain	++ Sheltered by topography and vegetation, south facing, gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Entrance from A9 already improved		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	Within walking distance of Golspie centre, footpath link		+ 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	Housing development already on eastern side of site. 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 cross site	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	Backies WTW has capacity, Golspie WWTW has 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		Capacity of 150 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		Links to forest should be considered where appropriate as opposed to just relying on Queens Drive, Wind Farm Track	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	+ Improves/enhances green network connectivity, existing open space or key access network	Core path runs through site and new cycle path has been developed		+ 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			+ 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	Majority of brownfield has already been developed		+ Minor redevelopment of brownfield land and/or existing buildings
11b	X No contamination present			X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of Greenfield land

11d	++ Significant/large scale redevelopment of brownfield land and/or existing buildings	Development already happened at Technical School		++ Significant/large scale redevelopment of brownfield land and/or existing buildings
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	Remaining undeveloped land is classed as 4.2 so not prime agricultural ground		X not applicable to type or location of development
13a	+ Will facilitate sustainable waste management at a local scale		Potential for recycling facilities to be provided 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	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 current allocation. Historical grouping of buildings on site. Eastern end of site which is most unsuitable for development due to landscape value, is already developed.	Landscaping and planting to provide screening at gateway to settlement	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	Prominent listed buildings already visible	Landscaping and planting to provide screening at gateway to settlement	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	Two HER sites within 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	Two B listed buildings within site. Both listed buildings have been redeveloped		
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	Prominent listed buildings already visible		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	Existing listed buildings already in use		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

Proposed Plan Site Name: GP04 Mackay House Hostel Site
Settlement: Golspie
Site size (ha): 0.4

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Golspie Burn has good status		x Not Applicable
1b	x Not Applicable	No watercourse 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	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	Small risk of pluvial 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	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			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	Brownfield site lying vacant, adjacent to open space and in close proximity to wider countryside	Maintain/create open space	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, open aspect to east		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			0 Proposal within reasonable distance to limited local services/transport connections
8b	+ development could help sustain existing services	Gospie Primary School and Golspie High School both have capacity		+ 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	Backies WTW has capacity, Golspie WWTW has capacity. Underground pipework within site.	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		If housing on site then 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	Sits between two areas of open space	Ensure pedestrian connections to two adjacent areas of open space - ensure there is access to the school entrance	+ 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	Site is surrounded by existing footpaths		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections	.	Provide link to open space to the east of the 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	+ Minor redevelopment of brownfield land and/or existing buildings	Former building has been demolished		+ Minor redevelopment of brownfield land and/or existing buildings
11b	X No contamination present			X No contamination present
11c	X No Greenfield Land	Previously developed land		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Former building has been demolished		+ Minor redevelopment of brownfield land and/or existing buildings
12a	X not applicable to type or location of development	Site was previously developed		X not applicable to type or location of development
12b	X not applicable to type or location of development	Site was previously developed		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	Former building on site has already been demolished		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	+ 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, allocated site		+ 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 lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	Current derelict site which is fenced off from surrounding area		+ 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	Some nearby Historic Environment Records			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		Have regard to adjacent listed buildings and their setting	
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	Current derelict site which is fenced off from surrounding 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	<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>
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Proposed Plan Site Name: GP05 Rhives
Settlement: Golspie
Site size (ha): 3.6

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			x Not Applicable
1b	x Not Applicable	No waterbodies 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	+ 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			+ 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	Small areas of sites may be at risk from 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	All development related to discharge of foul water, should be connected 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	North of sites lies adjacent to ancient and long established woodland and Benvraggie semi natural woodland.	Keep development back from 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		Ensure some open space has vegetation to provide greater connectivity to adjacent woodland. Screen planting at boundaries of appropriate species.	+ 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	Gradually south facing sloping site which becomes flat at southern end so opportunities for solar gain	Encourage planting belts	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	- Proposal will put existing road network under strain	Single carriageway	New passing place and Rhives Road and traffic management plan required	- Proposal will put existing road network under strain
7b	-- No opportunity to connect to existing road network and/ or Significantly constrained access to the site	Access constrained by height restriction at railway bridge		-- No opportunity to connect to existing road network and/ or Significantly constrained access to the site

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	For tourist related facilities, presumption against housing		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	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	+ Improves/enhances green network connectivity, existing open space or key access network	Encourages more access to mountain bike trails		+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space	Caravan/camping site will create usable open space		+ 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			+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	+ Improves/enhances green network connectivity, existing open space or key access network	Adjacent to mountain bike trails and a core path	Provide a link through the west of site to the start of the hill track	+ 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 links into woodland paths and tracks	+ 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	- 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	+ Will facilitate sustainable waste management at a local scale		Provide recycling facilities on caravan site	+ Will facilitate sustainable waste management at a local scale

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	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 a current allocation in Sutherland Local Plan. Sutherland Landscape Capacity Study indicates area as unsuitable for development due to landscape value. However intended use would be limited to caravan/camping and associated uses.		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	Proposal is generally hidden by the railway line		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	Adjacent to Chambered Cairn	Design of site should address any potential impact on the setting of the 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	Design of site should address any potential impact on the setting of the 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	Proposal is generally hidden by the railway line		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>Mountain Bike trails already go past Chambered Cairn</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>
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Proposed Plan Site Name: GP06 Golspie Business Park
Settlement: Golspie
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			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	Small watercourse adjacent to site which appears to be culverted under railway line	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	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	Potential risk of fluvial flooding. Small watercourse along the boundary appears to be culverted under the railway.	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 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			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		Ensure buildings are orientated to make best use of 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	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 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/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 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			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	In close proximity to core paths		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	Parts of site already developed		0 Scale or type of proposal unlikely to effect brownfield land
11b	X No contamination present			X No contamination present
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land	Parts of site already developed		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	Buildings already on site but none are currently vacant		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	Podzol on site		X not applicable to type or location of development

12b	X not applicable to type or location of development	The southern third of the site is 3.1 and the rest is 3.2, however site is already partially developed		X not applicable to type or location of development
13a	+ Will facilitate sustainable waste management at a local scale	Some 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	Buildings on site are currently in use		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	+ 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 a current allocation		+ 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	Already partially developed. Point of entry into Golspie from the south.	Provide more 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	Already partially developed. Point of entry into Golspie 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

Proposed Plan Site Name: HK01: Comlifoot Drive
Settlement: Halkirk
Site size (ha): 3.6

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	River Thurso rated as Good		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	River Thurso is to the south of the site but it unlikely to be affected by the development.		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	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 fields which are unlikely to have a high ecological value		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	Close proximity to River Thurso SAC	Need to safeguard water quality	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	- Protected Species present but licence not required due to ability to mitigate	Open grass fields which have limited ecological value. Otters may be present.	Need for otter survey	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	Housing development to the east, north and west. Proximity to the river means potential habitat connectivity.	buffer zone between housing and the river environs	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	Gentle slope southwards towards the river.		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	+ Improves/enhances green network connectivity, existing open space or key access network	Small children's play park included as part of the planning permission.		+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space			+ 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	Conditions attached to permission for applicant to submit plans for footpath connections		+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	+ Improves/enhances green network connectivity, existing open space or key access network	Conditions attached to permission for applicant to submit plans for footpath connections		+ 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	- Small scale use of greenfield 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	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			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			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	Incremental development to the north east has meant that the site may now be considered as infill.		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				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			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

Proposed Plan Site Name: HK02: West of Bridge Street
Settlement: Halkirk
Site size (ha): 3.5

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			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	Parts of the site may be at risk of flooding from a small watercourse.		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 pockets of mature woodland to the west which may support wildlife. Much of the site is adjacent to Moss of Halkirk which is peaty and likely to contain wetlands.	vegetation survey may be required of the site and surrounding area and the mitigation measures to protect surrounding wetland habitats outlined	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	Field drain adjoining site runs into River Thurso SAC	Connection 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			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	Some pockets of mature woodland to the west	Ensure mature trees are safeguarded where necessary	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	Bats may be present in the trees	Bat 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	- 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 pockets of mature woodland to the west and field drain may provide connectivity benefits.	Ensure mature trees are safeguarded where necessary and vegetation is enhanced to the west of the 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			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	Limited space and scope to build adopted road and poor access onto Bridge Street.	Requirement for shared access onto Bridge Street.	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			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	X Not applicable			X Not applicable
10b	X Not applicable			X Not applicable
10c	X Not applicable			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 redevelop ment of brownfield land and/or existing buildings	Some brownfield land which could be brought back into more productive use.		+ Minor redevelopm ent of brownfield land and/or existing buildings

11b	- Potentially contaminated land or small amount of contaminated soil identified on site	It is noted that part of this site is labelled ' former workshop'. Potential for contaminated land to be present.	Contamination survey may be required	+ Will remediate minor contamination or small scale contamination onsite
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	Some derelict buildings which could be demolished.		0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	- Minor disturbance of carbon rich soils/wetlands	Much of the site is adjacent to Moss of Halkirk which is peaty and likely to contain wetlands.	Vegetation survey may be required of the site and surrounding area and the mitigation measures to protect surrounding wetland habitats outlined.	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			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	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	- 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 in Halkirk would be better located within the natural infil sites. Existing SDA appears to be set to restrict development in this location.	Boundaries be defined with local stone walls and mature trees retained.	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	If development was poorly sited and designed then it could be detrimental to the character of the village.	High standard of siting and design required.	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	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	X Not applicable to type or location of development	If development was poorly sited and designed then it could be detrimental to the character of the village.		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

Proposed Plan Site Name: HK03: North East of Old Parish Church
Settlement: Halkirk
Site size (ha): 2.3

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	River Thurso - Loch More to sea (rated Good)		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The site adjoins the River Thurso.	Setback from the river would be required for flooding issues and to maintain the stability of the river bank.	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	River Thurso flows along north boundary of the site and may be a potential cause of flood risk. Pluvial flood risk identified at site, drainage is a matter for the LA.	Setback from the river would be required for flooding issues and to maintain the stability of the river bank.	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	Agricultural field used for grazing which is unlikely to support much biodiversity.	Setbacks from the river could allow for positive environment design which could support greater biodiversity.	+ 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	River Thurso SAC which supports Atlantic Salmon	Ensure no run off into the river. Connection 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			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	Otters may be present alongside the river.	Otter survey in view of riverside location	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	Alluvial/Brown earths/Gleys		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	The river bank is likely used as a wildlife corridor.	Setback from the river. Maintain a suitable buffer between development and river bank to maintain its value as a corridor for wildlife.	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	Sheltered on most sides from vegetation and existing development.		+ 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			+ 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			0 Unlikely to have any impact on existing open space
10b	- Proposal would result in minor loss in open space	Shown as amenity land within the Caithness Local Plan but access is limited.	In line with the Council's 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		Potential to improve access to the river area.	+ 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 improve access to the river area.	+ 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	- Small scale use of greenfield 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	X not applicable to type or location of development	Alluvial/Brown earths/Gleys		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 of the site is 3.2 rated.		-- Will cause a very significant 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	- 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	Highly visible on the entry to the village from the east and from the river. However Abbey House (Manse?) provides a distinct boundary to the village to the east.	Development which complements the traditional form of Halkirk could be accommodated within this site. Must consider setting of church, burial ground and manse. Needs to conform to these in terms of setting as well as traditional layout of Halkirk.	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	Highly visible on the entry to the village from the east. However Abbey House (Manse?) provides a distinct boundary to the village to the east.	Development which complements the traditional form of Halkirk could be accommodated within this site. Must consider setting of church, burial ground and manse. Needs to conform to these in terms of setting as well as traditional layout of Halkirk.	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	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Old Parish Church which is B-Listed adjoins the site.	Development which complements the old parish church could be accommodated within this 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	Highly visible on the entry to the village from the east. However Abbey House (Manse?) provides a distinct boundary to the village to the east.		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

Proposed Plan Site Name: HK04: South West of Ulbster Arms Hotel
Settlement: Halkirk
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			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	Flood risk from a small water course along west boundary of site and the River Thurso which may be potential causes of flood risk. Pluvial flood risk identified at site, drainage is a matter for the LA.		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	Backland site which is mainly built out with a small area of vacant land. Some mature coniferous trees.		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	Near to the River Thurso SAC	connection to public sewer to safeguard water quality	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	The area is not likely to support much wildlife.		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	Limited space and scope to build adopted road and poor access onto Bridge Street.	Requirement for shared access onto Bridge Street	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			+ 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			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	0 Scale or type of proposal unlikely to effect brownfield land			0 Scale or type of proposal unlikely to effect brownfield land

11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Taj Mahal takeaway/restaurant is a former garage	A site investigation may be required if it is to be redeveloped.	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	+ Minor redevelopment of brownfield land and/or existing buildings	Redevelopment of existing poor quality chalets.		+ 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	0 Scale or type of proposal unlikely to effect on soil or croft 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	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	Development in Halkirk would be better located within the natural infil sites. Existing SDA appears to be set to restrict development in this location.	Boundaries be defined with local stone walls	- 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	If development was poorly sited and designed then it could be detrimental to the character of the village.	High standard of siting and design required.	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	If development was poorly sited and designed then it could be detrimental to the character of the village.		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

Proposed Plan Site Name: HK05: Site at Camilla Street
Settlement: Halkirk
Site size (ha): 1.3

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			- 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	Existing industrial 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	X N/A no designations apply			X N/A no designations apply
5e	0 Unlikely to be any impact on protected species	Existing industrial site. No derelict buildings etc.		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			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	+ Opportunity to improve local access issues	Potential to alter entrance from Sinclair Lane to Camilla Street		+ 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	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	X Not applicable			X Not applicable
10b	X Not applicable			X Not applicable
10c	X Not applicable			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	Existing industrial site		+ Minor redevelopment of brownfield land and/or 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	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	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	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	Little change expected to what is there at present.		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	Little change expected to what is there at present.		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	Little change expected to what is there at present.		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

Proposed Plan Site Name: HD01: St John's Church
Settlement: Helmsdale
Site size (ha): 0.1

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	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	Small development potential of 5 houses, previous consent for 4 houses granted in 2005.		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	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 floodrisk 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	- 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	Due to building being derelict, some potential for impact to important species e.g. Bats.	Prior to any development commencing bat species/ habitat surveys could be undertaken and mitigation strategies devised.	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	Moray Firth SAC at coast (approx. 350m from site).	Connection to public sewer to safeguard Moray 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	Helmsdale Coast SSSI (Geological) nearby (approx. 350m from 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	Mature trees on site to be retained		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	Due to building being derelict, potential for impact to important species e.g. Bats.	Prior to any development commencing bat survey and related mitigation plans undertaken	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			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 on an elevated position but within existing built up settlement.	Planting scheme 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 improvements from site to main road (A9) necessary.	Access improvements from site to main road (A9) necessary.	0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access	Site is in existing built up settlement with good access to existing path network.		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	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated		Development should connect to public sewer. Site within existing development connected to utilities. No bad neighbours near site, over head pylons within approx. 100m of 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		Ensure connection 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	Proposal for 5 houses but size and nature of development unlikely to have substantial effect on 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	X Not applicable			X Not applicable
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 redevelop ment of brownfield land and/or existing buildings	Redevelopment of vacant church building and improvement to surrounding garden grounds.		++ Significant/ large scale redevelopm ent of brownfield land and/or existing buildings
11b	X No contaminat ion present	Humus-iron podzols of Boyndie series.		X No contaminati on present
11c	X No Greenfield Land			X No Greenfield Land
11d	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings			++ Significant/ large scale redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
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	"P:\3_Caithness and Sutherland LDP\2 Main Issues Report\Draft MIR\Back End MIR\MIR_Site Referencing.xlsx"		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	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	Within existing SDA, with good pedestrian, road and public transport connectivity. SNH Sutherland Landscape Capacity Study identifies site as 'Mixed style closely spaced houses'	Sensitive conversion likely to benefit adjacent Listed Buildings.	+ 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 lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	Sensitive conversion of otherwise vacant church building and surrounding grounds would benefit the general streetscape.	Sensitive conversion likely to benefit adjacent Listed Buildings.	+ 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	Listed on rcahms site here: http://canmore.rcahms.gov.uk/en/site/7472/details/helmsdale+st+afford+street+st+john+s+church/?date=desc		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				<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>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p>	<p>Site is adjacent to two Category B listed buildings (former Church of Scotland Manse). The Listed building buffers intersect the eastern edge of the site.</p>	<p>Awareness of proximity of site to listed building buffers. Consideration afforded to development, including vehicle access improvements.</p>	

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	Sensitive conversion of otherwise vacant church building and surrounding grounds would benefit the general 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
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	+ 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	Site is a HER listed monument and is on the Buildings at Risk Register, scored as being in fair condition.	Sympathetic conversion benefit the building and its historical interests.	+ 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

Proposed Plan Site Name: HD02: North of Rockview Place
Settlement: Helmsdale
Site size (ha): 1.4

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			?? Unknown
1b	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to site		x Not Applicable
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	Allocation for 40 houses.		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	Low-likelihood Pluvial Floodrisk (1 in 200 year return period) at 2 small points (< 5 pixels at ~ 1:1000 scale) on southern edge of site extending to south beyond site boundary.		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	Development of site from decrofted agricultural land, adjacent to similar land well connected to area of heath and scrub.	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
5b	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Moray Firth SAC at coast (approx. 300m from site).	Connection to public sewer to safeguard Moray 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	Helmsdale Coast SSSI (Geological) nearby (approx. 300m from 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		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
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	Helmsdale Coast SSSI (Geological) nearby (approx. 300m from 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	Development of site from decrofted agricultural land, adjacent to similar land well connected to area of heath and scrub.	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 sheltered by topography and vegetation south west or south east facing gradual slope	Site is on flat low lying land with open southerly aspect, sheltered to west by existing development.	Sensitive siting and design, landscaping and planting could improve shelter.	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	- Proposal will put existing road network under strain	Presumption against new trunk road junctions onto A9.	Presumption against new trunk road junctions onto A9 would require access by improved local road network.	++ Proposal would improve capacity on 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	Access via existing development to west. Consideration should be afforded to capacity of existing road network.		+ 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	Overhead electricity cables and underground water infrastructure cross site.	Enable connection to existing infrastructure.	+ Scale of the proposal will address some localised constraints

9b	0 Public water/waste water and mains connection available on site or within 200m of the site		Water and waste water pipes cross site N to S.	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	Development of de-roofed agricultural land (1.4 ha).	Sensitive siting and design, landscaping and planting to enhance landscape setting.	+ 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	Site access possible from existing footpath and road infrastructure.		0 Utilises or is in close proximity to existing connections

10e	0 Utilises or is in close proximity to existing connections		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	No sources onsite. Offsite within 250m of former Helmsdale Refuse Tip (SU-WDS-1002). Dev site lies above elevation, unlikely at risk from any offsite gas migration (as per Planning Application 12/02355/FUL)		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 present		X No Greenfield Land
12a	X not applicable to type or location of development	Brown earths with humus-iron podzols of Countesswells series.		X not applicable to type or location of development

12b	X not applicable to type or location of development	Development of mainly decrofted agricultural land (1.4 ha).	Development of mainly decrofted agricultural land (1.4 ha).	X not applicable to type or location of development
13a	+ Will facilitate sustainable waste management at a local scale		Consideration should be afforded to requiring recycling facilities onsite.	+ 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	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	+ 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	Logical extension of existing settlement. SNH Sutherland Landscape Capacity Study identifies part of site as having potential for housing.	Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	+ 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		Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	<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>
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 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>

Proposed Plan Site Name: HD03: Simpson Crescent
Settlement: Helmsdale
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	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	Proposal for up to 20 houses		0 Small scale proposal 1-49 houses or less than 2ha of employment/industrial land
3a	x Not Applicable			x Not Applicable
4a	x Not Applicable	Site within 70m of MHWS but elevated from coastline, other development and road infrastructure closer to seaward S side of site.		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	Moray Firth SAC 130m to south	Connection to public sewer to to safeguard Moray 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	Helmsdale Coast SSSI (Geological interests)		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	0 Unlikely to be any impact on protected species	Otter may be present at coast	Close proximity to shore line, minor road at shore line, but otter 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	Helmsdale Coast SSSI (Geological interests)		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 adjacent to existing settlement. Rough grassland, with footpaths bounding and bisecting 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	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Flat site with open S aspect. Partially exposed with some shelter to N from existing housing	Sensitive planting, landscaping and siting of housing could improve shelter.	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	- Proposal will put existing road network under strain	Access to site through residential area or single track road to town centre.	Further consideration for access required, as indicated by THC Roads response.	- Proposal will put existing road network under strain

7b	+ Opportunity to improve local access issues	Scope to improve footpaths for pedestrian access at S boundary of site. Highland Path Records surround the site. Several informal access across site for walking		+ 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 130m of GP/Dentist. Within 500m of town centre facilities and 260m of bus routes.		+ 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	0 Potential minor constraint that can be mitigated	Connections in close proximity to site, and existing development		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	Services onsite	Connection to public sewer 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	- Proposal would have a minor negative impact on the quality of existing open space or access networks	Developing site would lose some informal openspace adjacent to Highland Path Record footpaths.	Scope to improve and enhance paths and open space provision onsite.	+ Improves/enhances green network connectivity , existing open space or key access network
10b	0 There will be no net increase in open space		Scope to improve and enhance paths and useable open space provision onsite.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Scope to improve and enhance paths and useable open space provision onsite.	0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Highland Path Records bound and bisect the site.	Scope to improve access through 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	Scope to improve and enhance paths and useable open space provision onsite.	Developer required to consider onsite and surrounding access network for enhancing and improving access and green infrastructure	+ 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	No potential sources identified onsite however offsite, site lies within 250m of Helmsdale Refuse Tip (SU-WDS-1002). As site lies above elevation, it is unlikely that this site would be at risk from any offsite gas migration (as per 12/02355/FUL).		X N/A no brownfield land onsite
11b	X No contamination present	No potential sources identified onsite however offsite, site lies within 250m of Helmsdale Refuse Tip (SU-WDS-1002). As site lies above elevation, it is unlikely that this site would be at risk from any offsite gas migration (as per 12/02355/FUL).		X No contamination present
11c	- Small scale use of greenfield land	1.2Ha site of greenfield development	Sensitive siting, planting and landscaping to mitigate impact of loss of greenfield land.	- Small scale use of greenfield land

11d	X No opportunities to make use of brownfield land or remediate contaminated land	No existing structures/contamination present		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	Site currently unused rough grass, unlikely to be used for grazing evidenced by lack of stock fencing and poor state of existing stock fencing.		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	Site currently unused rough grass, unlikely to be used for grazing evidenced by lack of stock fencing and poor state of existing stock fencing.		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	up to 20 house development		0 No significant impact on the amount of waste going to landfill
13b	- Will increase use of primary resources			- 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	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	Site is within existing SDA and connects well with surrounding residential area. SNH landscape study identify this site as unsuitable due to value of scenic resource.	Any development would require careful consideration of the important amenity views from Simpson Crescent through careful siting, design and landscaping to minimise visual impacts.	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	Development could extend built forms in the settlement closer to coastal edge, and have impacts on key amenity views.	Any development would require careful consideration of the important amenity views from Simpson Crescent through careful siting, design and landscaping to minimise visual impacts.	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	None present or nearby		X Not applicable to type or location of development
16b	None present or nearby			X Not applicable to type or location of development
16c	X Not applicable to type or location of development	None present or nearby		
16d	X Not applicable to type or location of development	None present or nearby		X Not applicable to type or location of development
16e	X Not applicable to type or location of development	Development could extend built forms in the settlement closer to coastal edge, and have impacts on key amenity views.		X Not applicable to type or location of development
16f	X Not applicable to type or location of development	None present or nearby		X Not applicable to type or location of development
16g	X Not applicable to type or location of development	None present or nearby		X Not applicable to type or location of development

16h	X Not applicable to type or location of development	None present or nearby		X Not applicable to type or location of development
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Proposed Plan Site Name: HD04: Shore Street
Settlement: Helmsdale
Site size (ha): 0.9

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	RBMP named water body 'River Helmsdale Kinbrance Burn to sea' Good status		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		No development west of the road. Any development to east of road must connect to public sewer	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	+ 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			+ 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	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	~50% of site at risk from flooding (fluvial & coastal). SEPA & Flood Risk Team note risks of site.	No development west of the road. Any development to east of road must connect to public sewer	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	Site at risk of coastal inundation, so at risk from coastal processes.		- 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	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	Moray Firth SAC at coast (approx. 200m from site).	connection to public sewer to safeguard Moray 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	Helmsdale Coast SSSI (Geological) nearby (approx. 400m from site).		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	0 Unlikely to be any impact on protected species		Any redevelopment of existing garage to include bat surveys. Any river works to include survey for otters.	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 (Geological) nearby (approx. 400m from site).	New Timescape site has geological interpretation adjacent to site. Potential to extend this interpretation and link to old harbour use.	++ Proposal will improve connectivity between local, national conservation or geodiversity sites
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	May be some to important species, e.g. otters.	Any river works to include survey for otters. Maintain river margins as a corridor for wildlife.	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	WSW facing site at foot of hill on flat site.		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	Part of site in Harbour i.e. under water.	Part of site in Harbour i.e. under water.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Existing path and road network suitable for 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	0 appropriate school capacity			0 appropriate school capacity

9a	0 Potential minor constraint that can be mitigated	Overhead cables along section of NE site boundary.		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		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	Southern end of site next to road bridge has small area of open space for amenity use (bench & planter).	Scope to improve & enhance amenity value of existing open space, links to footpath under road bridge to S.	+ 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		Scope to improve & enhance amenity value of existing open space, links to footpath under road bridge to S.	+ 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	+ Improves/enhances green network connectivity, existing open space or key access network	Improves connectivity between the harbours and the river side		+ 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	Site includes a Garage (SU-GAR-1071) and Dockland (SU-DCK-1003)		+ Minor redevelopment of brownfield land and/or existing buildings

11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Humus-iron podzols of Boyndie Series. Site includes a Garage (SU-GAR-1071) and Dockland (SU-DCK-1003)	Depending on use Site Investigation may be required.	- Potentially contaminated land or small amount of contaminated soil identified on site
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Reuse of garage and scope to afford protection/ interpretation to/of old harbour		+ 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			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	Within existing SDA; existing allocation		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	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	Helmsdale Old Harbour HER- noted as in poor condition due to construction of road bridge (http://her.highland.gov.uk/SingleResult.aspx?uid=MHG10151)	Mitigation may be required to afford protection to Helmsdale Old Harbour HER. Further development of site to improve interpretation of HER interest could improve historic environment.	Mitigation may be required to afford protection to Helmsdale Old Harbour HER. Further development of site to improve interpretation of HER interest could improve historic environment.	+ 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

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	A Listed Helmsdale Bridge to NW of site.	Mitigation may be required to afford protection to A Listed Helmsdale Bridge. The new Timescape facility is adjacent to bridge and has sensitively developed right next to Helmsdale Bridge. Risks posed by development therefore unlikely.	
16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting		Mitigation may be required to afford protection to A Listed Helmsdale Bridge and Helmsdale Old Harbour HER. Further development of site to improve interpretation of HER interest could improve historic environment.	+ 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	<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	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	+ 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		Mitigation may be required to afford protection to A Listed Helmsdale Bridge and Helmsdale Old Harbour HER. Further development of site to improve interpretation of HER interest could improve historic environment.	+ 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

Proposed Plan Site Name: HD05: East of Industrial Estate
Settlement: Helmsdale
Site size (ha): 1.4

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 site		x Not Applicable
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	1.4 ha industrial site	1.4 ha industrial 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	Site near (within 60m) very small area of pluvial (rain) flood risk.		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	- 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	Development of site from decrofted agricultural land, adjacent to similar land connected to area of heath and scrub.	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 conservatio n (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservatio n (including Geodiversit y) sites due to nature or scale of proposal	Moray Firth SAC at coast (approx. 300m from site).	Connection to Public Sewer to safeguard Moray 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 conservation (including Geodiversity) sites due to nature or scale of proposal	Helmsdale Coast SSSI (Geological) nearby (approx. 300m from 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		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
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	Helmsdale Coast SSSI (Geological) nearby (approx. 300m from 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	Development of site from deconverted agricultural land, adjacent to similar land connected to area of heath and scrub.	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	Site is on flat low lying land with open southerly aspect, sheltered to west by existing development.	Sensitive siting and design, landscaping and planting could 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	Presumption against new trunk road junctions onto A9 would require access by improved local road network. From Roads team: Currently no non-trunk adopted road serving this site. Access arrangements need further consideration.	Access via existing development to west. Consideration should be afforded to capacity of 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	North boundary of site on A9. Bus links & local facilities within walking distance of site.		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	Overhead electricity cables cross 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	Water and waste water pipes cross site N to S.	All development must 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	X Not applicable			X Not applicable
10b	X Not applicable			X Not applicable
10c	X Not applicable			X Not applicable
10d	0 Utilises or is in close proximity to existing connections	Site access possible from existing footpath and road infrastructure.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Sensitive siting and design, landscaping and planting to enhance landscape setting.	+ 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	Development of decrofted agricultural land.		X N/A no brownfield land onsite

11b	X No contamination present	Brown earths with humus-iron podzols of Countesswells series.		X No contamination present
11c	-- Large-scale use of Greenfield land	Development of mainly decrofted agricultural land (1.4 ha).		-- 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	Brown earths with humus-iron podzols of Countesswells series.		X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft land	Development of decrofted agricultural land (1.4 ha).		0 Scale or type of proposal unlikely to effect on soil or croft land
13a	+ Will facilitate sustainable waste management at a local scale	Capacity for onsite recycling depending on type of industries developing site.	Capacity for onsite recycling depending on type of industries developing site.	+ Will facilitate sustainable waste management at a local scale
13b	- Will increase use of primary resources	1.4 ha: will require primary resource use		- 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	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	SNH identify this site as having 'distinct linear pattern of crofts and/or housing'. Only a small eastern part of site is a croft. The site is a logical extension to the existing industrial area, within the SDA.	Site is a logical extension to existing industrial area, 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	- proposal would be visually intrusive in wider general scenery		Sensitive siting and design, landscaping and planting to enhance landscape setting and minimise visual intrusiveness.	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	Development of decrofted agricultural land.		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			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
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Proposed Plan Site Name: LA01: South West of Main Street
Settlement: Lairg
Site size (ha): 3.4

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. 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 50 houses.	Ensure pedestrian linkages to Main Street to encourage active travel.	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 to fluvial flood risk; site may be at risk from flooding.	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 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			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		Pedestrian 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		Pedestrian access	+ 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	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/waste 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/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	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 50 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.	Retain 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 LA03 Old Sutherland Arms 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 houses are 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

Proposed Plan Site Name: LA02 Opposite Fire Station
Settlement: Lairg
Site size (ha): 0.6

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	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	Record of groundwater flooding and drainage/surface water flooding close to site however 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	Mainly rough grassland	Increase variety of vegetation on 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	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	Adjacent to semi natural woodland (Gunns Plantation)	Provide buffer zone between trees and any development	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 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		Increase variety of vegetation 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	Partially sheltered by trees to the east. Fairly flat site. Open aspect to west and south 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	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 point onto Main Street already used by housing to the south. Opportunity to improve access arrangements.		+ Opportunity to improve local access issues
8a	0 Proposal within reasonable distance to limited local services/transport connections	Footpath from site into centre of Lairg		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 or electricity pylons 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	Savalbeg WTW has capacity; Lairg WWTW has 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		Capacity of 7 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	Near core paths in Gunn's Plantation and to the north of the site		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		Provide pedestrian link to woodland 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			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	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land
12b	?? Unknown	Information not available		?? Unknown

13a	O No significant impact on the amount of waste going to landfill	Unlikely to be suitable to provide 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 a 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	O Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Within SDA and existing allocation		O 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	Entrance site to Lairg		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	Potential for archaeologi cal remains on site	Any archaeological remains must be recorded.	Any archaeological remains must be recorded.	0 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	X Not applicable to type or location of developme nt			
16d	X Not applicable to type or location of developme nt			X Not applicable to type or location of developmen t

16e	X Not applicable to type or location of development	Entrance site to Lairg		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

Proposed Plan Site Name: LA03 Former Sutherland Arms site
Settlement: Lairg
Site size (ha): 1.2

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 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	+ 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			+ 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	- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk	The site is adjacent to Little Loch Shin, there has been 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.		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 grassland	Introduce more variety of vegetation to 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 to 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	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	TPOs on site.	Ensure any development does not affect TPOs. Retain as many trees as possible	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	Mature trees on site which may contain bats	Bat/species survey required if any loss of mature trees	0 Unlikely to be any impact on protected species

5f	X N/A no designations apply	No GCR or RIGS on site		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		Introduce more variety of vegetation to site, retain mature trees	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	Partially exposed, elevated site, south and east facing for solar gain.	Provide shelter belts and retain trees on site	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 from A839 is not suitable for further development without upgrading.		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	Site right in the centre of Lairg.		+ 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	If housing is brought forward as part of any mixed use development, there is capacity at Lairg Primary School and Golspie High School.		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	No overhead lines passing through 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	Savalbeg WTW has capacity; Lairg WWTW has 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		Any development should include open space.	+ 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		A masterplan should be prepared for this site taking account of adjacent allocated land.	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space

10d	+ Improves/enhances green network connectivity, existing open space or key access network	Adjacent to national cycle network route; footpath links around site; and paths within site.	Any development should ensure paths are maintained.	+ 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		Ensure pedestrian links provided to adjacent sites	+ 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	++ Significant/large scale redevelopment of brownfield land and/or existing buildings	Former Sutherland Arms Hotel has been demolished.		++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	X No contamination present			X No contamination present
11c	X No Greenfield Land	Previously developed site		X No Greenfield Land

11d	<input type="radio"/> Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Former Sutherland Arms Hotel has already been demolished.		<input type="radio"/> Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings
12a	<input checked="" type="checkbox"/> not applicable to type or location of development	Previously developed land		<input checked="" type="checkbox"/> not applicable to type or location of development
12b	<input checked="" type="checkbox"/> not applicable to type or location of development	Previously developed land		<input checked="" type="checkbox"/> not applicable to type or location of development
13a	<input type="radio"/> No significant impact on the amount of waste going to landfill		Provide local recycling facilities	<input type="radio"/> No significant impact on the amount of waste going to landfill
13b	<input type="radio"/> Unlikely to have any significant impact on demand for natural resources			<input type="radio"/> Unlikely to have any significant impact on demand for natural resources
13c	<input checked="" type="checkbox"/> Not applicable to type or location of development	Not near a waste management facility		<input checked="" type="checkbox"/> 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.	Sensitive 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	Site used to former hotel building so history of development on site. Prominent entrance site to Lairg	Sensitive siting and design	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	With Historic Environment Record for Lairg Township. Several other Historic Environment Records on 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	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	Site used to former hotel building so history of development on site. Prominent entrance site to Lairg		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

Proposed Plan Site Name: LA04 Former Laundry
Settlement: Lairg
Site size (ha): 1.9

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Watercourse on boundary of 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 boundary of site	Retain and integrate watercourses as natural features within 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	There may be potential flooding along northern edge of site. Record that surface water flooding caused by heavy rainfall overwhelming drainage system and of gardens in area being flooded from the small burn on boundary.	Retain and integrate watercourses as natural features within 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 variety of vegetation on 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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Non-inventory woodland on part 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	Old buildings on site - potential for bats to be present. Trees may contain other species and watercourse along boundary may have otters.	Pre-determination bat survey, general species survey due to trees and potentially otter survey due to watercourse along boundary	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		Maintain corridors into adjacent wider countryside. Provide buffer between watercourse and 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	Existing access into site.		+ Opportunity to improve local access issues
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	If housing on site. Lairg Primary School and Golspie High School both have capacity.		+ development could help sustain existing services
9a	0 Potential minor constraint that can be mitigated	Electricity pylon to north and east of 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	Savalbeg WTW has capacity; Lairg WWTW has 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	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	Existing core path on southern end of site	Maintain access to core path at southern end of site	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		Assessment of potential contamination issues.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land	Previously developed land		X No Greenfield Land
11d	O Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	It is unlikely that existing redundant buildings could be re-used		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	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		Potential for local recycling facilities to be 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	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	Any development would improve the current situation of run down buildings. Within SDA and existing allocation.		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	Existing development on site. Most of site can not be seen from main road.		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	North western end of site within Lairg Township which is listed in Historic Environment Record	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	Existing development on site. Most of site can not be seen from main 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	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

Proposed Plan Site Name: LA05 North-west of Ferrycroft
Settlement: Lairg
Site size (ha): 4.0

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	Nearby River Shin was classed as highly modified but having good ecological potential in 2008. River Shin has pressure from abstraction and is used by fresh water fish. River Shin is RBMP waterbody	All development should connect to public sewer	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	Watercourses on site have been straightened.	Provide buffer between site and Little Loch Shin. Re-engineer watercourses to give them a more natural course.	+ development will have a small or local scale positive impact on water quality or water supply
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	Site at risk from fluvial flooding, however allocated for community use (open space related to Ferrycroft Centre/tourism).	Provide buffer between site and Little Loch Shin. Re-engineer watercourses to give them a more natural course.	+ development will have a small or local scale positive impact on water quality or water supply
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 adjacent to Ferry Wood, although any development is likely to be minor in nature		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	Any development to 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	Proposed community use.	Any development should have regard to adjacent Ferrywood ancient 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	At shoreline of Little Loch Shin so otter may be present	Otter survey	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		Maintain existing vegetation and wildlife corridors around site. Potential to link with adjacent woodland.	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	No issues with existing 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	No electricity 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	Savalbeg WTW has capacity; Lairg WWTW has capacity. Significant mains extensions required should water and foul connections be required.	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	+ Improves/enhances green network connectivity, existing open space or key access network	Enhanced use of existing open space.		+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space	Not currently used as formal open space, community use could potentially increase usable open space		+ 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	Enhanced use of existing open space.	Provide links with adjacent woodland	+ Improves/enhances green network connectivity, existing open space or key access network and or Improved access to open space
10d	+ Improves/enhances green network connectivity, existing open space or key access network	Adjacent to core path and paths go through site into Ferrywood Forest. Enhanced use of existing open space.		+ 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			+ 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	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	X No Greenfield Land	No existing development on site		X No Greenfield Land
12a	- Minor disturbance of carbon rich soils/wetlands	Peat on site. Even recreational uses such as new paths, toilets, playing fields or small buildings can have an effect on peat and wetlands.	Peat Management Plan to show 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.	0 Scale or type of proposal unlikely to effect on soil or croft land
12b	X not applicable to type or location of development	No information available, however peat on site is unlikely to be high quality agricultural land		X not applicable to type or location of development

13a	O No significant impact on the amount of waste going to landfill	May be potential to provide local recycling facilities for locals and visitors		+ 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 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	- 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	Within SDA and existing allocation	Any development should be of an appropriate design and carefully sited in order to protect the open character and amenity of the site, with particular regard to views from across the loch	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		Any development should be of an appropriate design and carefully sited in order to protect the open character and amenity of the site, with particular regard to views from across the loch	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		Any development should have regard to the Ord Chambered Cairns which is in close proximity.	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				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			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

Proposed Plan Site Name: LA06 West of Church Hill Road
Settlement: Lairg
Site size (ha): 0.3

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 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	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	There has been no record of flooding at the site and it is not within the extent of the flood map		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	Existing business site	Maintain tree line around 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	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	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		Maintain tree line around 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	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Fully enclosed 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	Infrastructure in place.		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	Business use		X N/A
9a	0 Potential minor constraint that can be mitigated	No overhead lines going through 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	Savalbeg WTW has capacity; Lairg WWTW has capacity. Sewer line on western edge of site that should be protected.	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	Existing business use on site		0 Unlikely to have any impact on existing open space

10b	0 There will be no net increase in open space	Existing business use on site		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	Accessible by footpath.		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	Existing development on site.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site		Two Commercial Buildings onsite - one appears to be a garage - Site history would likely be requested here regarding if site poses any potential contamination	+ Will remediate minor contamination or small scale contamination onsite

11c	X No Greenfield Land	Development already on site		X No Greenfield Land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Existing buildings on sites which could be re-used		+ Minor redevelopment of brownfield land and/or existing buildings
12a	0 Scale or type of proposal unlikely to effect on soil or croft land	Site already developed		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	Information not available but site already developed		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	Unlikely to be room on site for 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	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	Existing development on site. Within SDA and existing allocation.		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	Within built up area	Maintain tree line	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	Within 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	Within 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

Proposed Plan Site Name: LA07 South-west of Ord Place
Settlement: Lairg
Site size (ha): 4.2

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. 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 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	Existing business use on site. Within SDA of Lairg.		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	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	Existing business use on 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	Any development to 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	Some heathland/woodland on site	Retain and where possible enhance any woodland 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		Any felling of mature trees will require a species survey	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	Existing use 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	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope		Retain existing tree belt around 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	Existing business use. Access roads within the sites would need to be formalised to cope with any increase in traffic.	Masterplanning required for access roads within the site.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	No pedestrian facilities to the site.		0 Proposal in close proximity to utilise existing connections and access

8a	0 Proposal within reasonable distance to limited local services/transport connections	Within SDA.		0 Proposal within reasonable distance to limited local services/transport connections
8b	X N/A	Business use.		X N/A
9a	0 Potential minor constraint that can be mitigated	Overhead line passes across site.	Ensure any development is 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	Savalbeg WTW has capacity; Lairg 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	Existing business use on site.		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	Within SDA.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Adjacent to a core path, national cycle network route and has footpath links, but will not impact on them.		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	Site includes Highland Council's Lairg Fuel Point Garage/ Depot	Site investigation may be requested here	+ Will remediate minor contamination or small scale contamination onsite
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	- Minor disturbance of carbon rich soils/wetlands	Surrounding area is blanket peat. Part of the site is already in use but much of the site is undisturbed peat.	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.	- Minor disturbance of carbon rich soils/wetlands
12b	X not applicable to type or location of development	Site is already in use		X not applicable to type or location of development
13a	O No significant impact on the amount of waste going to landfill	Used a Council depot so probably unsafe to use it for community 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 site		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	+ 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		+ 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 already in use and is partially screened by trees.		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	Adjacent to The Ord Chambered Cairns.	Any development should have regard to the Scheduled Monument.	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	Historic Environment Record on site.	Possible archaeological remains to be protected.	Possible archaeological remains to be protected.	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	Site already in use and is partially screened by trees.		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

Proposed Plan Site Name: LV01: Sheep Pens North of Inver Park
Settlement: Lochinver
Site size (ha): 0.7

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	New development subject to suitable waste water treatment arrangements	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 along western site boundary	Riparian buffering along watercourse and/or appropriate surface and fowl water drainage required. Connection to public sewer. Watercourse should be retained and should not be culverted.	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.	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	x Not Applicable	There have been no records of flooding and the site is not within the extent of the flood map.	Riparian buffering along watercourse and/or appropriate surface and fowl water drainage required. Connection to public sewer. Watercourse should be retained and should not be culverted.	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	No formal designations apply. Limited scope for connectivity to wildlife across the site.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage.	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	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	No formal designations apply. Limited scope for connectivity to wildlife across the 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	++ Sheltered by topography and vegetation, south facing, gradual slope	South facing site sheltered by topography to the north. Site is naturally bowl shaped and sheltered.		++ Sheltered by topography and vegetation, south facing, gradual slope
7a	0 Proposal would be easily accommodated by existing Road Network	Site is provided with existing vehicle access. Scale of development is limited.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Site is provided with existing vehicle access. Scale of development is limited.		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	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Overhead lines near edge of site.	Sensitive design to avoid built development in these areas.	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		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	+ Improves/enhances green network connectivity, existing open space or key access network	Allocation of 6 houses, so developer will be 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	Allocation of 6 houses, so developer will be 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	Allocation of 6 houses, so developer will be 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	Allocation of 6 houses, so developer will be required to make open space provision	Careful siting design and landscaping to enhance 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	Existing hardstanding / sheep pens on site.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	X No contamination present			X No contamination present

11c	0 Scale or type of proposal unlikely to result in loss of greenfield land	Existing hardstanding / sheep pens on site.		0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Existing hardstanding / sheep pens on site.		+ Minor redevelopment of brownfield land and/or existing buildings
12a	0 Scale or type of proposal unlikely to effect on soil or croft land	Existing hardstanding / sheep pens on site.		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	Existing hardstanding / sheep pens on site.		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	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 minor loss or impact on the key features or qualities	The site forms a logical expansion area on a raised position north of the existing settlement.	A high design quality, masterplanned development has the opportunity to integrate with the surrounding landscape. Design statement required.	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	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	The site forms a logical expansion area on a raised position north of the existing settlement, however SNH Sutherland Landscape Capacity Study identifies this site as 'unlikely to be suitable for development owing to landscape value'.	A high design quality, masterplanned development has the opportunity to integrate with the surrounding landscape. The site is in a natural depression in the landscape.	+ 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	The site forms a logical expansion area on a raised position north of the existing settlement.	A high design quality, masterplanned development has the opportunity to integrate with the surrounding landscape.	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	The site forms a logical expansion area on a raised position north of the existing 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	X Not applicable to type or location of development			X Not applicable to type or location of development

Proposed Plan Site Name: LV02: Cnoc a Mhuillin
Settlement: Lochinver
Site size (ha): 2.9

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 Lochinver is High No existing pressures are noted by the RBMP tool	New development 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	x Not Applicable	No streams, rivers, ditches, lochs of the sea on or directly 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	x Not Applicable	Site is not located within an identified flood risk area.		x Not Applicable

4a	x Not Applicable	Not at sea		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	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	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	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	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	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	South facing but steeply sloping site sheltered by topography to the north.		+ 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	Site has a number of potential vehicle access points. However, is located on difficult, uneven terrain.		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Site has a number of potential vehicle access points. However, is located on difficult, uneven terrain.		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	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Overhead lines located along northern site boundary.		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		Connection to public sewer 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	Development of >4 houses so developer requirement for open space provision		+ Improves/enhances green network connectivity, existing open space or key access network

10b	+ Small scale increase in open space	Development of >4 houses so developer requirement for open space provision		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Development of >4 houses so developer requirement for open space provision		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	-- 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	- Minor disturbance of carbon rich soils/wetlands	Blanket peat coverage noted on site.	Development should be carefully sited to protect peat.	0 Scale or type of proposal unlikely to effect on soil or croft land
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	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	- 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	Within Assynt-Coigach NSA. Prominent site with potential to affect landscape character. Integrity of ridge and setting of church and cemetery must be maintained.	Design Statement to be agreed - further consultation required with SNH. A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape and NSA designation	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	SNH Sutherland Landscape Capacity Study identifies this site as unlikely to be suitable for development due to landscape value. Site is related to the existing development pattern of the village and is already partially developed.	A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape and NSA designation	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	Site is related to the existing development pattern of the village and is already partially developed.	A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape and NSA designation	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	<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>
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	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	3 B listed buildings in proximity of the development site.	High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	
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	<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>Site is related to the existing development pattern of the village and is already partially developed.</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>

Proposed Plan Site Name: LV03 Canisp Road; LV09 Assynt and Stoer Glebe
Settlement: Lochinver
Site size (ha): 25.0

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Abhainn Bad na h-Achlaise (River/Loch)- Good Water body status at 2012		x Not Applicable
1b	-	Loch Culag, Cualg River and small watercourses onsite	new public sewerage may be required. Riparian buffering of watercourse and no culverting watercourse.	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 the 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	Lack of info from proponent- assume 10-20 houses on revised site boundary along roadside, avoiding wetland and watercourses and complex topography		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	Part of site at risk from flooding from pluvial, coastal and fluvial sources	new public sewerage may be required. Riparian buffering of watercourse and no culverting watercourse.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
4a	x Not Applicable	Site not at coast		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 visit indicated peat may be present on site, at current scale, and without further information, development of the site may have an adverse impact	careful siting, and/ or minimising scale of development	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	NWSS identified semi-natural native woodland- upland birchwood	Retention of as much woodland as possible, scale back extent of development to along roadside.	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	Site adjacent to watercourse- potential impacts to otters	otter survey may be required	X N/A no designations apply
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	Scale and location of site in open countryside may cause adverse impact to habitat and connectivity	Careful siting and design and reduced scale of development to address impacts on habitat fragmentation	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	Reasonable steep slope, but mostly south facing		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	- Proposal will put existing road network under strain	Single track road, unlikely to accommodate significant housing expansion at this location	Site is served by a single track road and the scope for development will therefore be restricted	- Proposal will put existing road network under strain
7b	0 Proposal in close proximity to utilise existing connections and access		reduced scale and siting of revised boundary	0 Proposal in close proximity to utilise existing connections and access
8a	0 Proposal within reasonable distance to limited local services/transport connections	West edge of site approx 200m from settlement- access by single track road	reduced scale and siting of revised boundary	0 Proposal within reasonable distance to limited local services/transport connections
8b	0 appropriate school capacity			0 appropriate school capacity

9a	0 Potential minor constraint that can be mitigated	Overhead lines cross site	Careful siting of housing to accommodate overhead lines	0 Potential minor constraint that can be mitigated
9b	-- No viable connection to the water and/or waste water network and/or mains electricity		New public sewerage 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	X Not applicable			X Not applicable
10b	+ Small scale increase in open space	>4 houses, requirement for open space provision		+ Small scale increase in open space
10c	+ Improves/e nhances green network connectivit y, existing open space or key access network and or Improved access to open space	>4 houses, requirement for open space provision		+ Improves/e nhances 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 along road at north boundary of site	Scope to utilise existing core path for access; potential for improvements to access	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections	Site is already in countryside	Careful landscaping and planting design to mitigate development impacts	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		Decrease scale of development and focus on area closest to Lochinver	- Small scale use of greenfield land
11d	X No Greenfield Land	No existing structures on site	No existing structures on site	X No Greenfield Land
12a	-- Will cause significant disturbance of carbon rich soils/wetlands	Majority of site in an area identified as Group 2 CPP	Scale back development to minimise potential peat disturbance. Careful siting, design and site survey.	0 Scale or type of proposal unlikely to effect on soil or croft land

12b	X not applicable to type or location of development	Glebe land, most viable agricultural use as rough grazing-ample surrounding potential		X not applicable to type or location of development
13a	- Will cause an increased amount of waste going to landfill	Original scale is for major housing allocation	decrease scale of housing, recycling facilities onsite	O No significant impact on the amount of waste going to landfill
13b	- Will increase use of primary resources		Scope for reuse of stone/ soil remove in construction phases of development	- Will increase use of primary resources
13c	X Not applicable to type or location of development	No waste management facilities on site		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 minor loss or impact on the key features or qualities	largescale development in the Assynt-Coigach NSA	Careful siting, design and landscaping. Scale-back the development to focus on area closest to Lochinver, area closest to Lochinver, avoiding areas of high ground, retaining as much woodland as possible to screen development	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	Largescale development outwith existing SDA	Careful siting, design and landscaping. Scale-back the development to focus on area closest to Lochinver, avoiding areas of high ground, retaining as much woodland as possible to screen development	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		Careful siting, design and landscaping. Scale-back the development to focus on area closest to Lochinver, avoiding areas of high ground, retaining as much woodland as possible to screen development	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			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

Proposed Plan Site Name: LV04: West of the Coast Guard Station
Settlement: Lochinver
Site size (ha): 2.9

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	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	The current status of Lochinver is High No existing pressures are noted by the RBMP tool Any development has the potential for release of pollution through sewage / runoff	Connection to public sewer required, appropriate surface water drainage to take account of sensitive coastal location	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	The highest elevation of the site is 36mAOD, but most of the site is below this elevation and some of it extends into the coastal flood map. The 1 in 200 year water level for the general area is 3.94mAOD.	Connection to public sewer required, appropriate surface water drainage to take account of sensitive coastal location	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	Site is raised above coast, but parts of it may be sensitive to erosion	Assessment of coastal erosion risk to development required	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 minor negative effect on the integrity of a national, local nature conservatio n designatio n or Geodiversit y site or the qualities for which it has been designated	No formal designations apply. Some scope for connectivity to wildlife to the site using existing tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5b	X N/A no designatio ns apply			X N/A no designations apply
5c	X N/A no designatio ns apply			X N/A no designations apply
5d	0 Unlikely to be any impact on national or local conservatio n (including Geodiversit y) sites due to nature or scale of proposal	Semi natural and Ancient and Long Established Wood lands directly adjacent site.		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		Otter species survey required	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	No formal designations apply. Some scope for connectivity to wildlife across the site using existing tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	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	-- Very exposed, with no shelter from landscape or vegetation, north facing slope or over shadowed site		Opportunity to provide shelterbelts and sensitively design development to avoid the most exposed locations.	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site
7a	0 Proposal would be easily accommodated by existing Road Network	Site directly adjacent to road. Existing connection in place		0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Sites directly adjacent to road. Existing connection in place		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	X the site use proposed does not require a connection			X the site use proposed does not require a connection
9b	0 Public water/waste water and mains connection available on site or within 200m of the site		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	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	++ Significant/large scale redevelopment of brownfield land and/or existing buildings	Site is currently surfaced mainly in fractured rock.		++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land		Site lies on a disused Quarry (SU-MIN-1114) - a site history may be required	0 Scale or type of proposal unlikely to effect contaminated land
11c	X No Greenfield Land			X No Greenfield Land
11d	X No opportunities to make use of brownfield land or remediate contaminated land	No structures on site.		X No opportunities to make use of brownfield land or remediate contaminated 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			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 minor loss or impact on the key features or qualities	Within Assynt-Coigach NSA: Proposal occupies a prominent coastal site.	A high design quality, masterplanned development has the opportunity to integrate with the surrounding landscape	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	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape			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	Proposal occupies a prominent coastal site. SNH Sutherland Landscape Capacity Assessment identifies this site as unlikely suitable due to landscape value.	A high design quality, masterplanned development has the opportunity to integrate with the surrounding landscape	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>Proposal occupies a prominent coastal site. SNH Sutherland Landscape Capacity Assessment identifies this site as unlikely suitable due to landscape value.</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>
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Proposed Plan Site Name: LV05: Culag Harbour; LV06 Land adjacent to Assynt Leisure Centre
Settlement: Lochinver
Site size (ha): 0.0

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	0 Development is unlikely to have any significant effects on any water bodies or water supply source	The current status of Lochinver is High No existing pressures are noted by the RBMP tool Site is at coast (60m)	Ensure any drainage connects to public sewer	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	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	The elevation near to the site is given as 29mAOD, but most of the site is below this elevation and some of it extends into the coastal flood map. The 1 in 200 year water level for the general area is 3.94mAOD. I	Ensure any drainage connects 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	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. Connectivity to wildlife appears to be limited across 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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Semi natural and Ancient and Long Established Woodlands directly adjacent both sites	Avoid impacts to ancient woodland to south	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	Lack of connections makes protected species issues appear unlikely.	Protected species survey may be required for future development.	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	Connectivity to wildlife appears to be limited across the 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	Both sites north facing but sheltered by surrounding higher ground		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	Both sites directly adjacent to surrounding roads		0 Proposal would be easily accommodated by existing Road Network

7b	0 Proposal in close proximity to utilise existing connections and access	Both sites directly adjacent to surrounding roads		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	X the site use proposed does not require a connection			X the site use proposed does not require a connection
9b	0 Public water/waste water and mains connection available on site or within 200m of the site		all development to 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	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	++ Significant/large scale redevelopment of brownfield land and/or existing buildings	Sites are surfaced in rubble / hardstanding		++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	?? Unknown			?? Unknown

11c	O Scale or type of proposal unlikely to result in loss of greenfield land			O Scale or type of proposal unlikely to result in loss of 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	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	Within Assynt-Coigach NSA		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	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Both sites relate well to existing development pattern within village.		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	Both sites relate well to existing development pattern within village.		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>Both sites relate well to existing development pattern within village.</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>
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Proposed Plan Site Name: LV07: Culag Wood
Settlement: Lochinver
Site size (ha): 25.0

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 Lochinver is High No existing pressures are noted by the RBMP tool Any development has the potential for release of pollution through sewage / runoff	Installation of sustainable drainage / sewerage system where required.	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 Loch Culag	appropriate buffering if any development near or will affect the Loch	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	0 Due to scale or type of proposal there is unlikely to be any impact on existing flooding issues	The site is large and depending on the nature of the development there is a risk of increased surface water run off. No flood history onsite, but western edge at risk from fluvial	appropriate buffering if any development near or will affect the Loch	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	-- developme nt of site would have a significant negative effect on the integrity of a national, local nature conservatio n designatio n or Geodiversit y site or the qualities for which it has been designated	Site is within an area of semi natural woodland. Potential for wildlife connectivity is high.	Careful design / siting of development may offset potential impacts.	- developmen t of site would have a minor negative effect on the integrity of a national, local nature conservatio n designatio n or Geodiversity site or the qualities for which it has been designated
5b	X N/A no designatio ns apply			X N/A no designations apply
5c	X N/A no designatio ns apply			X N/A no designations apply
5d	- Tree removal /afforestati on required of non protected woodland. localised and medium/sh ort term		Careful design / siting of development may offset potential impacts. Tree removal should be kept to absolute minimum to retain woodland character	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5e	?? Unknown		Protective species surveys may be required dependant on specifics of proposed 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	- 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 within an area of semi natural woodland. Potential for wildlife connectivity is high.	Careful design / siting of development may offset potential impacts. Avoid development or increasing footfall in the most sensitive/ important areas of the 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	Site is covered in woodland which naturally provides 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	Increase in traffic is not considered to be significantly above existing tourist traffic.		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	X the site use proposed does not require a connection			X the site use proposed does not require a connection
9b	X the site use proposed does not require a connection		Connection to public sewer, or new sewerage system may be required depending on the scale of development	X the site use proposed does not require a connection
HUMAN HEALTH AND RECREATION	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
10a	0 Unlikely to have any impact on existing open space		Sensitive development of this nature would enhance access and enjoyment of the outdoors. Development should protect and enhance the existing path network onsite	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space	no loss either		0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections		Sensitive development of this nature would enhance access and enjoyment of the outdoors.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space

10d	0 Utilises or is in close proximity to existing connections	Number of existing paths / interpreted trails pass through the site.	Sensitive development would enhance access and enjoyment of the outdoors.	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections	Proposal is located in established woodland.	Sensitive development of this nature would enhance access and enjoyment of the outdoors.	++ Creates new open space, new access network or makes significant contribution to green 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	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	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			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	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 minor loss or impact on the key features or qualities	within Assynt-coigach NSA	As much of the woodland as possible should be retained. Consultation over landscape impact and design parameters for plan, and then a design statement, required.	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	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	SNH Sutherland Landscape Capacity Study identifies site as unsuitable for development		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	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				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	<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 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>

Proposed Plan Site Name: LY01: Young Crescent
Settlement: Lybster
Site size (ha): 2.2

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	Record of water ponding in gardens and flooding from foul water sewer.	Further development at this site should foul water flood issues in relation to ditch onsite	+ development will have a small or local scale positive impact on water quality or water supply
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	25 houses proposed, 10 already built.		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	Record of water ponding in gardens and flooding from foul water sewer. No record of fluvial flooding	Further development at this site should foul water flood issues in relation to ditch onsite	+ development will have a small or local scale positive impact on water quality or water supply
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	East Caithness Cliffs approx. 1km to S.		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	Reisgill Burn SSSI approx. 1km to SW, (SNH Ancient Woodland/ Semi Natural Woodland).		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	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		Sensitive siting and design, landscaping and planting to enhance landscape setting and potential function as green corridor.	+ 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			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	Existing access from Lybster.	Drainage improvements required.	0 Proposal would be easily accommodated by existing Road Network
7b	0 Proposal in close proximity to utilise existing connections and access	Site access possible from existing footpath and road infrastructure.		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	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Record of water ponding in gardens and flooding from foul water sewer.	FRA may be required, mitigation of existing onsite problems possible with further development.	+ Scale of the proposal will address some localised constraints
9b	0 Public water/waste water and mains connection available on site or within 200m of the site		Connection to public sewer 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	0 Unlikely to have any impact on existing open space		Sensitive siting and design, landscaping and planting to enhance landscape setting and enhance amenity of open space.	+ Improves/enhances green network connectivity , existing open space or key access network
10b	+ Small scale increase in open space		Potential to enhance amenity and provision of open space at south of site (668).	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Directly adjacent to playing fields.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections	Access via Road & Highland Path Record directly adjacent to site.		0 Utilises or is in close proximity to existing connections
10e	0 Utilises or is in close proximity to existing connections		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	Noncalcareous gleys of Thurso Series.		X No contamination present
11c	- Small scale use of greenfield 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	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			0 Scale or type of proposal unlikely to effect on soil or croft land
13a	+ Will facilitate sustainable waste management at a local scale		Scope for recycling provision, or improvement to existing settlement's capacity.	+ Will facilitate sustainable waste management at a local scale
13b	- Will increase use of primary resources			- 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	Within existing SDA, current allocation 50% developed.		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	Within existing SDA, current allocation 50% developed.		+ 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	Several HER sites surround site, two of which have buffers that intersect the site (Lybster Free Church).	Development of site along northern boundary (A9) should take account of setting of nearby HER sites.	Development of site along northern boundary (A9) should take account of setting of nearby HER sites.	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	Several Category B & C listed building near site: Portland arms Hotel (empty); Quarter Braes Cottages, shops & dwelling.	Development of site along northern boundary (A9) should take account of setting of nearby listed buildings.	

16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Lybster Conservation Area approx. 250m to south.	Development of site should take account of nearby 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	<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>
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Proposed Plan Site Name: LY02: The Cross, LY03 South of Golf Club House
Settlement: Lybster
Site size (ha): 5.0

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	Possible culvert on site and small watercourses.	No development over culverts, no further culverting, appropriate buffering and design of watercourses into development of site	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	x Not Applicable	Site not identified in area of flood, and no history of flooding on site	No development over culverts, no further culverting, appropriate buffering and design of watercourses into development of site	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	Open fields with little in the way of field boundaries or other vegetation (some whin bushes only).		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	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 and SAC in proximity to 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	Open fields with little in the way of field boundaries or other vegetation (some white bushes only).		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	Church may require bat species survey	Church could require bat species survey- but is non-preferred for allocation.	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	Adjacent to residential development and open fields.		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	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	+ 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			+ development 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	Sewage capacity limited.	Some development may be restricted until sewerage upgrading complete.	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	+ Small scale 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 linkages could be established with existing kick-about pitch and golf course.	+ 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 paths could be integrated into development of the area.	+ Improves/enhances green network connectivity, existing open space or key access network

10e	0 Utilises or is in close proximity to existing connections			+ 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	- Potentially contaminated land or small amount of contaminated soil identified on site	Site partly lies on former Railway Station track sidings (CA-RAL-1024) -	Site investigation may be requested here	0 Scale or type of proposal unlikely to effect contaminated land
11c	-- Large-scale use of Greenfield land	Large scale in relation to the size of the village		- 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			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			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	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 minor loss or impact on the key features or qualities	Potential for disturbance of neighbouring SAC and SPA East Caithness Cliffs		- 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 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	Backland sites which have capacity for development.	If designed to reflect the historical pattern of the village it may reduce the visual impact and complement it.	+ 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		If designed to reflect the historical pattern of the village it may reduce the visual impact and actually complement it.	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		retain historic environment features	retain historic environment 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

16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Adjacent to Lybster Conservation Area which includes many listed buildings.	If designed to reflect the historical pattern of the village it may reduce the visual impact and actually complement the listed buildings.	
16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Adjacent to Lybster Conservation Area which includes many listed buildings.	If designed to reflect the historical pattern of the village it may reduce the visual impact and actually complement it.	+ 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			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 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>
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Proposed Plan Site Name: TS01: East of Juniper Drive
Settlement: Thurso/Scrabster
Site size (ha): 4.8

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	The current status of the local waters is generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1b	x Not Applicable			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	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	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	No formal designations apply. Connectivity to wildlife appears to be fair across the 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	Sites adjacent to River Thurso SAC.	Measures to limit runoff and contamination to the designated areas. Connection 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	- 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	Sites adjacent to River Thurso SSSI.	Measures to limit runoff and contamination to the designated areas.	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	Existing rough grass does not appear to have significant wildlife habitat potential.		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal

5e	?? Unknown			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	Connectivity to wildlife appears to be fair across the 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	+ 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 of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution
8b	0 appropriate school capacity			0 appropriate school capacity
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	+ Small scale increase in open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Core path on the western edge of the site.	Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ 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 to provide footpaths connecting local facilities and greenspaces across the site.	+ 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 provide footpaths connecting local facilities and greenspaces across the 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-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			X not applicable to type or location of development
12b	O Scale or type of proposal unlikely to effect on soil or croft land			O 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	Sites occupy visible location on edge of Thurso River bank.	A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape.	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	Sites occupy visible location on edge of Thurso River bank.	A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	<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>
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	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	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	X Not applicable to type or location of development	Sites occupy visible location on edge of Thurso River bank.		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

Proposed Plan Site Name: TS02: Site at Mountpleasant
Settlement: Thurso/Scrabster
Site size (ha): 5.6

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	- Development would have a minor negative impact one or more water bodies identified in RBMP.	<p>The current status of the local waters is generally Good / High.</p> <p>Sewage discharge is a pressure noted by the RBMP tool.</p> <p>Substantial new development has the potential to increase pressure on the existing sewerage network.</p>	New development would be subject to suitable measures to avoid release of contaminants.	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	<p>The current status of the local waters is generally Good / High.</p> <p>Sewage discharge is a pressure noted by the RBMP tool.</p> <p>Substantial new development has the potential to increase pressure on the existing sewerage network.</p>	New development would be subject to suitable measures to avoid release of contaminants.	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	<p>- 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</p>	<p>More details of proposal required to exactly determine this question.</p>		<p>- 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</p>
3a	<p>- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk</p>	<p>Potential flood risk from small water course which flows along south boundary of site. FRA may be required.</p>	<p>New development would be subject to suitable measures to avoid release of contaminants.</p>	<p>0 Development is unlikely to have any significant effects on any water bodies or water supply source</p>
4a	<p>0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues</p>			<p>0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues</p>

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 designatio n or Geodiversit y site or the qualities for which it has been designated	Hedgerows could potentially provide connectivity to wildlife across the site. Significant part of the site lies between two semi natural woodland areas. Potential for protected species unknown. Potential for protected species unknown.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservatio n (including Geodiversit y) sites due to nature or scale of proposal	Within the River Thurso SAC catchment area	Connection to public sewer	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 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	Site adjoins area of semi natural woodland (Lady Janet's Wood).		0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal
5e	?? Unknown	Surrounding tree belts may contain bats.	Protected species survey may be required for future development.	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	edgerows could potentially provide connectivity to wildlife across the site. Significant part of the site lies between two semi natural woodland areas. Potential for protected species unknown.	Scope to create green networks based on straight watercourse that runs through site, and bits of woodland on boundary of site.	+ proposal will help safeguard a national, local conservatio n 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	Site lies on exposed coastal terrain.	Opportunity to provide shelterbelts and sensitively design development 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 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 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	Close to town centre but economic development for marine renewables is focused on west of the town.		+ 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	0 appropriate school capacity			0 appropriate school capacity
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	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10c	0 Utilises or is in close proximity to existing connections			0 Utilises or is in close proximity to existing connections

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	Development may adversely affect access connections between Thurso Castle and Lady Janet's wood.	Careful masterplanning and phasing of development to minimise adverse impacts. Retention of existing access routes.	0 Utilises or is in close proximity to existing connections
10e	- The proposal does not connect or relate well to existing open space or access networks or green networks	Development may adversely affect access connections between Thurso Castle and Lady Janet's wood.	Careful masterplanning and phasing of development to minimise adverse impacts. Retention of existing access routes. Improved path connections and open spaces across site.	++ Creates new open space, new access network or makes significant contribution to green 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	X No contamination present	No potentially contaminative sources identified onsite/offsite		X No contamination present
11c	-- Large-scale use of Greenfield land			-- Large-scale use of 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	-- Will cause significant disturbance of carbon rich soils/wetlands	Site in an area of blanket peat coverage.	Development setback from areas of peatland	- Minor disturbance of carbon rich soils/wetlands
12b	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Existing agricultural land on site is noted.		- 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			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 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	Development represents a substantial expansion of the settlement which is not well related to the existing urban edge.	Masterplan would be required to lessen impacts	- 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	Development represents a substantial expansion of the settlement which is not well related to the existing urban edge.	Masterplan would be required to lessen impacts	- 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	No significant issue.	Mitigation may be required in certain targetted areas.	Mitigation may be required in certain targetted areas.	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	Thurso East Lodge is a B Listed Building. Further modern development would impact on the urban edge nature of its setting.		
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 represents a substantial expansion of the settlement which is not well related to the existing urban edge.		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

Proposed Plan Site Name: TS04: Thurso West (Land North West of Provost Cormack Drive)
Settlement: Thurso/Scrabster
Site size (ha): 27.5

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	Depending on the siting and design there may be impacts. Maybe a risk from small water courses through site. Steep gradient at site may cause increase in surface runoff.	The development would have to comply with a range of policies in the HwLDP regarding impacts on the water environment. Watercourse could be considered as a positive feature of the development and protected by a suitable buffer	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	<p>- 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</p>	<p>Realtively large scale housing and business proposals.</p>		<p>- 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</p>
3a	<p>- Some of the site (<50%)is within an area of known flooding or within an indicative area of medium to high flood risk</p>	<p>Site is not located within an identified flood risk area and there is no history of flooding but there may be localised flooding from the burns and ditches.</p>	<p>The development would have to comply with a range of policies in the HwLDP regarding impacts on the water environment. Watercourse could be considered as a positive feature of the development and protected by a suitable buffer</p>	<p>0 Development is unlikely to have any significant effects on any water bodies or water supply source</p>
4a	<p>0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues</p>	<p>Not at coast</p>		<p>0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues</p>

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 designatio n or Geodiversit y site or the qualities for which it has been designated	The majority of land is open agricultural land which is used for grazing and will have little ecological value. The burn running through the site may support greater wildlife.	Watercourse should be designed as a positive environmental and recreational feature of the development.	+ proposal will help safeguard a national, local conservatio n or geodiversity site
5b	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

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	Downstream of Newlands of Geise Mire which is designated for Valley Fen. But groundwater in this area is linked to the SSSI (which is a groundwater dependent wetland). Therefore there is connectivity between TS04 and the SSSI.	Preparation of a Groundwater Protection Plan to accompany any planning application to demonstrate no adverse effect on 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	Wolf Burn runs through the site	Otter survey required due to Wolf/Burnside Burn connecting with the coast/shore.	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		Species survey may be required. This should include an otter survey, given the burn that runs through the site.	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	At present the burn which runs through the land will likely be used by wildlife and connect to wider habitat sites. The area which adjoins Ormlie is unmaintained heather moorland and may provide more natural habitats.	Watercourse and moorland should be as a positive features of the development and protected by a suitable buffers.	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	Development would put pressure on the local road network. Possible access issues depending on use.	Some of the development would be reliant on completion of the bypass. Setback from possible bypass route. Shared access with TS04 from the A836.	0 Proposal would be easily accommodated by existing Road Network
7b	+ Opportunity to improve local access issues	Part of the wider proposals for a Thurso town centre Bypass which the developed could contribute towards.		+ Opportunity to improve local access issues
8a	0 Proposal within reasonable distance to limited local services/transport connections	Close to the business park and Scrabster Harbour but approx 1.5km from town centre.		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/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	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space	The site is part of a wider materplan and signifcant areas are identified as open space/anmenity land.	Ensure that a signifcant proportion of the site is identified as open space with a high quality design.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10b	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space	The site is part of a wider materplan and signifcant areas are identified as open space/anmenity land.	Ensure that a signifcant proportion of the site is identified as open space with a high quality design.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space

10c	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space	The site is part of a wider materplan and signifcant areas are identified as open space/anmenity land.	Ensure that a signifcant proportion of the site is identified as open space with a high quality design. Connect open space with existing communities and key active travels routes.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10d	++ Creates new open space, new access network or makes significant contribution to green network	The site is part of a wider materplan and signifcant areas are identified as open space/anmenity land with potential for core paths to be established.	Ensure new active travel routes are identified such as from areas of housing to places of work and areas of open space.	++ Creates new open space, new access network or makes significant contribution to green network
10e	++ Creates new open space, new access network or makes significant contribution to green network			++ Creates new open space, new access network or makes significant contribution to green network
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			0 Scale or type of proposal unlikely to effect brownfield land
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site includes two Old Quarries (CA-MIN-1409, CA-MIN-1410)	Surveys and mitigation may be required.	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	- 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	Brown earths and gleys		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	Approx 50% of site is 3.2 land		-- Will cause a very significant 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	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	+ 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	The site is bounded to the north, south and east by development and could be considered suitable as a large scale infill site.		+ 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	Overall, the site is not highly visible however poor siting and design would be visually damaging to the area.	Ensure high quality siting and design.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	<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>
16b	<p>Some archaeology exists within the site. An upstanding prehistoric hut circle is recorded to the west of the area.</p>	<p>Arch mitigation (evaluation) would be required for some areas. Upstanding prehistoric hut circle would need to be located and avoided in any development proposal.</p>	<p>Arch mitigation (evaluation) would be required for some areas. Upstanding prehistoric hut circle would need to be located and avoided in any development proposal.</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>

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	Overall, the site is not highly visible however poor siting and design would be visually damaging to the 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
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>
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Proposed Plan Site Name: TS04: Thurso West (Land west of Pennyland House)
Settlement: Thurso/Scrabster
Site size (ha): 12.2

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	Masterplan has been submitted which outlines approx 50 houses, supermarket and business space.		- 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	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	Unlikely to be significant ecological value due being mainly grassland which is used for livestock grazing. Due to being bounded by development on three sides the field boundaries do not provide rich habitats for 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	Pennylands SSSI - Palaeontology: Silurian - Devonian Chordata Stratigraphy: Non-marine Devonian		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	- Proposal will put existing road network under strain	Significant traffic generation from the proposed development.	Local road improvements required. Shared access with TS04 from the main 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			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	Part of a wider masterplanned area which includes new areas of open space.	Areas currently of agricultural land could be opened up for active travel routes etc	+ Improves/enhances green network connectivity , existing open space or key access network
10b	0 There will be no net increase in open space	Part of a wider masterplanned area which includes new areas of open space.	Areas currently of agricultural land could be opened up for active travel routes etc	+ 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	Part of a wider masterplanned area which includes new areas of open space. It is proposed that open space will run from the field north of the A9 continuously to the proposed community woodland south of the proposed bypass		+ 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 paths running through the openspace areas.	+ 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	Part of a wider masterplanned area which includes new areas of open space. It is proposed that open space will run from the field north of the A9 continuously to the proposed community woodland south of the proposed bypass		+ 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	- 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		Safeguard part of the site for open space	- 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	-- Will cause a very significant loss of 3.1 or 3.2 agricultural land or good quality croft land	Approx half of the site is rated 3.2 (which is relatively high for Caithness) with the remainder being 4.1		-- Will cause a very significant 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	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	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	With development to the north of the A835 the site arguably an infill site.		+ 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 of the fields could be significantly visually intrusive if it is poorly designed and laid out. The open aspect is valued by neighbouring properties and development could impact negatively on these views.	High standard of siting and design would be required to integrate it within the surrounding landscape.	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	Scrabster Castle is located 250m to the north but will be unaffected by development of the 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
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	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Development could impact negatively on the setting of B-Listed Pennyland House which is immediately to the east.		
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	<p>O Development can be brought forward without altering important aspects of the setting of cultural heritage sites and/or Development will maintain the setting of cultural heritage features</p>	<p>Development of the fields could be significantly visually intrusive if it is poorly designed and laid out. The open aspect is valued by neighbouring properties and development could impact negatively on these views.</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>

Proposed Plan Site Name: TS05: Former Mart Site
Settlement: Thurso/Scrabster
Site size (ha): 3.7

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	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	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	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	No formal designations apply. Connectivity to wildlife appears to be limited across the 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	Site is located upslope from the river Thurso SAC.	Measures to avoid surface water discharge / runoff into designated area.	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 is located upslope from the river Thurso SSSI.	Measures to avoid surface water discharge / runoff into designated area.	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	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	Connectivity to wildlife appears to be limited across the 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	+ 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 of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio
8b	0 appropriate school capacity			0 appropriate school capacity
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		Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10d	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	++ Creates new open space, new access network or makes significant contribution to green network

10e	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	++ Creates new open space, new access network or makes significant contribution to green network
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	- Potentially contaminated land or small amount of contaminated soil identified on site	Site includes Thurso Auction Mart (CA-FDP-1014). Site appears to have an ongoing Planning Application for a Supermarket by Tesco where a Contaminated Land Condition (Site Investigation) has been requested to Planning - 13/00153/FUL and 13/00154/FUL	Future development may be subject to further site investigation and remediation measures.	+ Will remediate minor contamination or small scale contamination onsite
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	Site cleared of existing structures.		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	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	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape		A carefully designed, masterplanned development has the potential to substantially improve the outlook of the site form the wider area.	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement

15b	0 proposal would not be visually intrusive		A carefully designed, masterplanned development has the potential to substantially improve the outlook of the site form the wider area.	++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses
CULTURAL HERITAGE	Pre- Mitigation score	Comments	Mitigation	Post Mitigation Score
16a	0 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			0 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				<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>	<p>Site forms a natural extension of the townscape from the B Listed Railway Station.</p>	<p>High quality masterplanned development which takes consideration of and protects the cultural heritage aspects of the site and its surroundings.</p>	

16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Site frames the approach to Thurso Conservation Area.	High quality masterplanned development which takes consideration of and protects the cultural heritage aspects of the site and its surroundings.	++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding
16e	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting			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>Site forms a natural extension of the townscape from the B Listed Railway Station and frames the approach to Thurso Conservation Area.</p>	<p>High quality masterplanned development which takes consideration of and protects the cultural heritage aspects of the site and its surroundings.</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>
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Proposed Plan Site Name: TS06: Former Mill Site at Millbank
Settlement: Thurso/Scrabster
Site size (ha): 0.7

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 generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	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 generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	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		New development would be subject to suitable measures to avoid release of contaminants.	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	No formal designations apply. Connectivity to wildlife appears to be limited across the site. Potential for protected species unknown.		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	Site is 80m from River Thurso and from River Thurso SAC.	Connection to public sewer. Standard pollution prevention measures.	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 is 80m from River Thurso and from River Thurso SSSI. Small watercourse and path appear to act as deflectors to any recreational pressure	Connection to public sewer. Standard pollution prevention measures.	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	Site is adjacent to River Thurso which may contain otters and old buildings may contain bats	Protected species survey may be required for future development.	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	Connectivity to wildlife appears to be limited across the 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			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 of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio
8b	0 appropriate school capacity			0 appropriate school capacity
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	+ Small scale increase in open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ 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 to provide footpaths connecting local facilities and greenspaces across the site.	+ 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 provide footpaths connecting local facilities and greenspaces across the 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	+ 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 area included CAFER-1006 Iron and steelworks, history and possible investigation required	Future development would be subject to a site investigation and remediation measures.	+ Will remediate minor contamination or small scale contamination onsite
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	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	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		A carefully designed, masterplanned development has the potential to improve the outlook of the site.	+ 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		A carefully designed, masterplanned development has the potential to improve the outlook 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	<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>
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	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Development site incorporates B and C Listed Buildings.	High quality masterplanned development which takes consideration of and protects and where necessary retains the key cultural heritage elements of the site.	
16d	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Thurso Conservation area is located across the River Thurso.	High quality masterplanned development which takes consideration of and protects and where necessary retains the key cultural heritage elements of the 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
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	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Former Iron Foundry is a listed building. Any new development must be appropriate	High quality masterplanned development which takes consideration of and protects and where necessary retains the key cultural heritage elements of the site.	+ 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

Proposed Plan Site Name: TS07: Land at Sir Archibald Road
Settlement: Thurso/Scrabster
Site size (ha): 2.5

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 generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	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 generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	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 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		New development would be subject to suitable measures to avoid release of contaminants.	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	Limited wildlife connectivity across the site. Potential for protected species unknown.		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	Adjoins river Thurso SAC	Connection to public sewer. Avoidance of sediment or pollution run-off.	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	Adjoins River Thurso 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 adjacent to area of semi natural woodland.	Potential development restricted to brownfield land. Maintain woodland to east as felling unlikely to be necessary.	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	Woodland adjacent to site and existing buildings on site raise potential for bats.	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	- 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	Brownfield site presents no identifiable wildlife corridors. However, bat flyways may be affected by development.	Protected species survey and mitigation measures may be required for future 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	-- Very exposed, with no shelter from landscape or vegetation, north facing slope or over shadowed site	Site is in exposed North facing coastal location.	Opportunity to provide shelterbelts and sensitively design development to avoid the most exposed locations.	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site
7a	0 Proposal would be easily accommodated by existing Road Network	Road improvements incl footway required	Road improvements incl footway required	+ Proposal would not generate traffic or require a connection

7b	0 Proposal in close proximity to utilise existing connections and access	Road improvements incl footway required		+ Opportunity to improve local access issues
8a	++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution
8b	0 appropriate school capacity			0 appropriate school capacity
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	+ Small scale increase in open space	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections	Primary connections would be expected to be along existing Sir Archibald Road.		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 redevelop ment of brownfield land and/or existing buildings			++ Significant/ large scale redevelopm ent of brownfield land and/or existing buildings
11b	- Potentially contaminat ed land or small amount of contaminat ed soil identified on site	Site includes various historic industry uses: Garages (CA-GAR- 1028, CA-GAR-1128), Pavement Works (CA- CON-1034), Council Yard (CA-TRN-1029), Engineering Works, Smithy (CA-FER-1073) and Works (CA-MS- 1022)	Future development would be subject to a site investigation and remediation measures.	+ Will remediate minor contaminati on or small scale contaminati on onsite
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelop ment of brownfield land and/or existing buildings	Potential to reuse some existng structures on site.		+ Minor redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t

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	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	Proposal involves redevelopment of existing business / industrial units for housing.	A carefully designed, masterplanned development has the potential to improve the appearance of the site within the wider 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	Proposal involves redevelopment of existing business / industrial units for housing.	A carefully designed, masterplanned development has the potential to improve the appearance of the site within the wider area.	+ 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	<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>
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	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	Conservation area and listed buildings located adjacent to site across the River Thurso.	A carefully designed, masterplanned development has the potential to improve the appearance of the site within the wider area.	
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	Conservation area and listed buildings located adjacent to site across the River Thurso.	A carefully designed, masterplanned development has the potential to improve the appearance of the site within the wider area.	+ 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	X Not applicable to type or location of development	Proposal involves redevelopment of existing business / industrial units for 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	Former flagstone works. Some buildings of historic interest. Mitigation would be required.	A carefully designed, masterplanned development has the potential to improve the appearance of the site within the wider area.	+ 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

Proposed Plan Site Name: TS08: Land at Bridgend
Settlement: Thurso/Scrabster
Site size (ha): 1.3

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 generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	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 generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	New development would be subject to suitable measures to avoid release of contaminants.	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		New development would be subject to suitable measures to avoid release of contaminants.	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	No formal designations apply directly. Connectivity to wildlife appears to be limited across the 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	Site is immediately downstream of River Thurso SAC.	Connection to the public sewer, SUDS and avoidance of siltation/pollution run-off noted as mitigation	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 is downstream on River Thurso from River Thurso SSSI.		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	?? Unknown	Site is adjacent to River Thurso which may contain otters.	Protected species survey may be required for future development.	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	No visible habitat connections present on site visit.		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	Site has access difficulties.		0 Proposal in close proximity to utilise existing connections and access
8a	++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution
8b	0 appropriate school capacity			0 appropriate school capacity

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	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		0 Unlikely to have any impact on existing open space
10b	+ Small scale increase in open space			+ Small scale increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ Improves/e nhances 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 to provide footpaths connecting local facilities and greenspaces across the site.	+ 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 provide footpaths connecting local facilities and greenspaces across the 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	++ Significant/large scale redevelopment of brownfield land and/or existing buildings			++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Site overlies CA-TMB-1013, Thurso sawmill and timber yard, timber treatment works, CA-TRN-1004 Depot, CA-COA-1002 Coal Yard, and CA-TMB-1002 timber treatment works, site investigation would be required prior to development.	Any contamination present would require to be identified and remediated satisfactorily in advance of development.	+ Will remediate minor contamination or small scale contamination onsite

11c	O Scale or type of proposal unlikely to result in loss of greenfield land			O Scale or type of proposal unlikely to result in loss of 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	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	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	Site relates to existing built development pattern.	A carefully designed, masterplanned development has the potential to improve the outlook of the site.	+ 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 relates to existing built development pattern.	A carefully designed, masterplanned development has the potential to improve the outlook 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	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>	<p>B Listed Thurso Bridge is adjacent. Builder's Yard (former saw mill) contains some buildings of historic interest - mitigation would be required. The two houses on western edge are of historic interest and should be retained.</p>	<p>High quality masterplanned development which takes consideration of and protects and where necessary retains the key cultural heritage elements of the site.</p>	

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	Site is located across the River Thurso from the Conservation Area.	High quality masterplanned development which takes consideration of and protects and where necessary retains the key cultural heritage elements of the site.	+ 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	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>Builder's Yard (former saw mill) contains some buildings of historic interest - mitigation would be required. The two houses on western edge are of historic interest and should be retained.</p>	<p>Considered development retaining and enhancing key heritage features.</p>	<p>+ Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p>
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Proposed Plan Site Name: TS09: North of Scrabster Community Hall
Settlement: Thurso/Scrabster
Site size (ha): 0.9

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	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 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	The site is not within the extent of the flood map and there has been no record of flooding. However, the effects of the small watercourses should be considered.		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			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	Scrabster does not have any facilities but has regular bus transport.		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	LV OHL crossing part of the site but it is expected this would be deal with as part of any development.		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	Area is used informally as openspace. Access officer suggests allocated for openspace uses.	Depending on the size of the development there may be potential for a new playpark to be created in line with the Council's Open space 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	- Proposal would fragment key access networks or open space and/or Proposal would have a minor negative impact on the quality of existing open space or access networks	Core path to the west of the site	Developer requirement to maintain public access to core path	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			- 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	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			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	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/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	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape			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	<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>
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 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>

Proposed Plan Site Name: TS10: North West of Dunbar Hospital
Settlement: Thurso/Scrabster
Site size (ha): 3.8

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	No water supplies noted within 250m of the development site.		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		Green travel planning to minimise carbon emissions from future development.	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	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	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	No formal designations apply. Connectivity to wildlife appears to be fair across the 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			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	Existing land cover is mainly rough grassland with little evidence of species diversity. Some evidence of hedgerows across the site.	Considered development preserving existing features of value to wildlife.	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	Connectivity to wildlife appears to be fair across the site.	Considered development preserving existing features of value to wildlife.	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 of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution

8b	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Overhead lines cross 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			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	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	Masterplanned development providing new open spaces and facilities commensurate with scale of the site.	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space

10c	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ 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 to provide footpaths connecting local facilities and greenspaces across the site.	+ 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 provide footpaths connecting local facilities and greenspaces across the 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	?? Unknown	Partly overlaps CA-MED-1005, Dumbar Hospital, Thurso - would need to check boundaries and plans.	Any contamination present would require to be identified and remediated satisfactorily in advance of development.	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	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			X not applicable to type or location of development
12b	0 Scale or type of proposal unlikely to effect on soil or croft 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	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		A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape.	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		A carefully designed, masterplanned development has the potential to minimise negative impact on the character of the wider landscape.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	<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>
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>X Not applicable to type or location of development</p>			<p>X Not applicable to type or location of development</p>

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

Proposed Plan Site Name: TS11: Viewfirth Park
Settlement: Thurso/Scrabster
Site size (ha): 2.5

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	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	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	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	No formal designations apply. Connectivity to wildlife appears to be limited across 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	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	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	Connectivity to wildlife appears to be limited across the 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			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	Potential impacts at the junctions onto Ormlie Road, Princes Street and Castlegreen Road.	Transport Assessment may be required depending on scale and nature of development.	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 of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution
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			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	- Proposal would have a minor negative impact on the quality of existing open space or access networks	Area is used as a local playing fields with other recreational uses.	Safeguard the main openspace area from development. Provide a high quality sporting facility.	+ Improves/enhances green network connectivity , existing open space or key access network
10b	- Proposal would result in minor loss in open space	Area is used as a local playing fields with other recreational uses.	Safeguard the main openspace area from development. Provide a high quality sporting facility.	0 There will be no net increase in open space
10c	0 Utilises or is in close proximity to existing connections		Potential to provide footpaths connecting local facilities and greenspaces across the site.	+ 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 to provide footpaths connecting local facilities and greenspaces across the site.	+ 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 provide footpaths connecting local facilities and greenspaces across the 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	0 Scale or type of proposal unlikely to effect brownfield land			0 Scale or type of proposal unlikely to effect brownfield land
11b	X No contamination present	No potentially contaminative sources identified onsite/offsite		X No contamination present
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	+ 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	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		Carefully designed, masterplanned facilities have the potential to improve the outlook of the site within the wider 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		Carefully designed, masterplanned facilities have the potential to improve the outlook of the site within the wider area.	+ 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	<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>
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	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	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 is located adjacent to Southern part of the 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

Proposed Plan Site Name: Land North of Pennyland House (TS12: East of Burnside, TS14: Land West of the Caravan Park)
Settlement: Thurso/Scrabster
Site size (ha): 9.5

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Thurso Bay 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	Thurso Bay is immediately to the north and there are ditches/burns to the east and west but development is unlikely to have a significant impact on either.		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	Proposal includes a hotel which could have high levels of carbon emissions.		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	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Due to being a coastal site there may be issues with coastal erosion.	Relevant surveys undertaken if necessary with mitigation identified.	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	Although the site is agricultural/grazing land there may be ecological interests in the fringe areas due to the proximity to the sea and other watercourses.	Surveys may be required and mitigation identified. There may also be opportunities for environmental improvements.	+ 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	Site adjoins the Pennynylands SSSI designated for Silurian - Devonian Chordata, non-marine Devonian. Unlikely to be any impact on the 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	Potential protected species due to proximity to sea cliffs and watercourses.	Otter surveys likely to 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	Site adjoins the Pennylands SSSI designated for Silurian - Devonian Chordata, non-marine Devonian. Unlikely to be any impact on the SSSI.		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	Although the site is agricultural/grazing land there may be ecological interests in the fringe areas due to the proximity to the sea and other watercourses.	Surveys may be required and mitigation identified. There may also be opportunities for environmental improvements.	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	Hotel and chalet development would add significant traffic to the A9 in this area.	Local road network improvement likely to be required.	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			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	+ Improves/enhances green network connectivity, existing open space or key access network	Proposals include large areas of amenity land with likely improvements to the existing coastal path.	Masterplan required to maximise benefits	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10b	+ Small scale increase in open space	Proposals include large areas of amenity land with likely improvements to the existing coastal path.	Masterplan required to maximise benefits	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space

10c	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space	Proposals include large areas of amenity land with likely improvements to the existing coastal path. This will help to link open space along the sea front.	Masterplan required to maximise benefits	++ Large scale increase in open space, new access network or makes significant contribution to green network or connectivity of open space
10d	+ Improves/enhances green network connectivity, existing open space or key access network	Proposals include large areas of amenity land with likely improvements to the existing coastal path. This will help to open up access to and along the sea front.	Masterplan required to maximise benefits	+ 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 required to maximise benefits	+ 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	- 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	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	Land is rated as 4.2 which is still relatively high for Caithness.		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/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 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	The land has been strictly safeguarded from built development in order to protect and enhance the panoramic views. Development has the potential to be highly detrimental to the site and the experience of travelling from Scrabster to Thurso.	A very limited level of development may be acceptable if it helps to provide greater access to the sea shore and improve the recreational value of the area. High quality siting and design would be essential.	- 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	The land has been strictly safeguarded from built development in order to protect and enhance the panoramic views. Development has the potential to be highly detrimental to the site and the experience of travelling from Scrabster to Thurso.	A very limited level of development may be acceptable if it helps to provide greater access to the sea shore and improve the recreational value of the area. High quality siting and design would be essential.	- proposal would be visually intrusive in wider general scenery
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	Potential for increasing erosion of the Scrabster Castle SM site.	There may be opportunities to stabilise and improve access to the scheduled monument.	+ 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

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>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p>	<p>Development could impact upon the B-Listed Pennyland House/Steading.</p>	<p>Good quality siting and design would be essential.</p>	

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	The land has been strictly safeguarded from built development in order to protect and enhance the panoramic views. Development has the potential to be highly detrimental to the site and the experience of travelling from Scrabster to Thurso.		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		Development could be used to help improve access to key historical sites e.g. Scrabster Castle and Pennyland Mausoleum.	+ 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

Proposed Plan Site Name: TS13: Thurso Harbour
Settlement: Thurso/Scrabster
Site size (ha): 1.6

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 generally Good / High. Sewage discharge is a pressure noted by the RBMP tool. New development has the potential to increase pressure on the existing sewerage network.	Town centre development ties into existing utilities networks. New development would be subject to suitable measures to avoid release of contaminants.	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		Thurso Charrette highlighted a number of potential physical water environment improvement measures including a new riverside ecological park linked to the town centre	++ development will have a significant or widespread positive impact on water quality or water supply
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 C02 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 C02 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	SEPA data indicates parts of the town centre area are at risk from pluvial, fluvial and coastal flooding.	Thurso Charrette highlighted a number of potential physical water environment improvement measures including a new riverside ecological park linked to the town centre	++ development will have a significant or widespread positive impact on water quality or water supply
4a	0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues			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	No formal designations apply. Connectivity to wildlife appears to be limited across the site.	All redevelopment proposals will require to be accompanied by the relevant biodiversity studies and assessments.	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	Southern area of town centre is adjacent to River Thurso SAC.	Any redevelopment of these sites should safeguard water quality from pollution and run-off, also potential effect on salmon from vibration during construction works, plus wastewater connection 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	- 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	Town centre is adjacent to Pennylands and River Thurso SSSI	Appropriate measures to control runoff / discharge of contaminants during and after development.	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	Town centre has very limited natural habitat.	Potential to provide new greenspace increasing wildlife connectivity. Thurso Charrette highlighted environmental improvements including a riverside ecological park connected to the centre.	+ Proposal will protect Ancient Inventoried woodland
5e	?? Unknown	River Thurso adjacent to town centre may contain otters. Town centre trees and buildings may contain bats.	Protected species survey may be required for future development.	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	Connectivity to wildlife appears to be limited across the site.	Potential to provide new greenspace increasing wildlife connectivity. Thurso Charrette highlighted environmental improvements including a riverside ecological park connected to the centre.	++ Proposal will improve connectivity between local, national conservation or geodiversity sites
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	Nature of existing town centre character provides sheltered streets.		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 of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution
8b	0 appropriate school capacity			0 appropriate school capacity
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		Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	+ 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		Thurso Active Travel Audit highlighted a number of potential active travel and path improvements.	++ Creates new open space, new access network or makes significant contribution to green network

10e	0 Utilises or is in close proximity to existing connections		Potential to provide new greenspace. Thurso Charrette highlighted environmental improvements including a riverside ecological park connected to the centre.	++ Creates new open space, new access network or makes significant contribution to green network
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	- Potentially contaminated land or small amount of contaminated soil identified on site	Existing contaminative uses are likely to have been previously present in the town centre.	Future development would be subject to a site investigation and remediation measures. Any contamination present would require to be identified and remediated satisfactorily in advance of development.	+ Will remediate minor contamination or small scale contamination onsite
11c	0 Scale or type of proposal unlikely to result in loss of greenfield land	Town Centre development has limited demand on greenfield land.		0 Scale or type of proposal unlikely to result in loss of greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Some redevelopment of existing building stock is likely across the town centre.		+ 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			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		Redevelopment has the potential to significantly enhance the character of the town centre. Thurso Charrette highlighted a number of improvement works to the Town Centre landscape.	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement
15b	0 proposal would not be visually intrusive		Redevelopment has the potential to significantly enhance the character of the town centre. Thurso Charrette highlighted a number of improvement works to the Town Centre landscape.	++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses
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	St Peter's Church in the town centre is a scheduled monument. Any development of the centre has the ability to effect its setting and character.	Sensitive design to minimise any negative impacts on the heritage resource.	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	Any development has the potential to effect archaeological sites of interest in the area.	Archaeology protection measures incorporated in any future development where necessary.	Archaeology protection measures incorporated in any future development where necessary.	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 present in the town centre. Any future development has the potential to effect the setting and character of the area's heritage Resources.	High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area. Potential to incorporate ideas for heritage regeneration generated through the Thurso Charrette.	
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	Part of conservation area is located in the town centre. Any future development has the potential to effect the setting and character of the area's heritage resources.	High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area. Potential to incorporate ideas for heritage regeneration generated through the Thurso Charrette.	++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding
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	All development within the conservation area and/or affecting a listed building will need to be appropriate. Arch evaluation may be required for new development within the core area	High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area. Potential to incorporate ideas for heritage regeneration generated through the Thurso Charrette.	++ Large-scale redevelopment and reuse of historic buildings/building from at risk register and/or Enhances the setting of cultural heritage features and /or Designation of a new conservation area or scheme of safeguarding

Proposed Plan Site Name: TS15: Scrabster Harbour
Settlement: Thurso/Scrabster
Site size (ha): 28.1

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Adjoins Thurso Bay - current status is 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	Phase 2 of the Harbour Trust's plans include a deepwater basin.	Further expansion plans to be fully assessed and mitigation identified.	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	Some flood risk noted by SEPA	Further expansion plans to be fully assessed and mitigation identified.	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		Further expansion plans to be fully assessed and mitigation identified.	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	Due to the amount of activity which already exists at the site it is assumed that ecological value is relatively low in the area.		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	North Caithness Cliffs SPA which supports breeding seabirds	Further expansion plans to be fully assessed and mitigation identified.	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	Holborn Head SSSI designated for geological value (Silurian - Devonian Chordata and maritime cliff)	Further expansion plans to be fully assessed and mitigation identified.	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	- Proposal will put existing road network under strain	Constraints within Thurso town centre	Development of Scrabster Harbour may encourage investment in the Thurso Bypass	+ Proposal would not generate traffic or require a connection
7b	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Constraints within Thurso town centre		+ 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 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 will make a significant contribution to sustaining local services	Harbour development could become increasingly important to the local economy.		++ development will make a significant contribution to sustaining local 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			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	- 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	Potential to impact on the core path to Holborn Head Lighthouse	Protection of the core path.	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	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	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	The harbour already exists and is not visible from the north or west due to ground levels. Further development at the harbour will have limited impact on the landscape.		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	The harbour already exists and is not visible from the north or west due to ground levels. Further development at the harbour will have limited impact on the landscape.		O proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	<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>
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	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	C-listed Ice House and B-Listed Holborn Head Lighthouse could be impacted by development	Ensure development takes into account the setting of these 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	The harbour already exists and is not visible from the north or west due to ground levels. Further development at the harbour will have limited impact on the landscape.		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>
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Proposed Plan Site Name: Land South of Scrabster Mains Farm (TS016: Land at Scrabster Mains Farm, TS17: Land North West of Thurso Business Park, TS03: West of Upper Burnside)
Settlement: Thurso/Scrabster
Site size (ha): 43.0

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Burnside Burn to the south of the area has a Good status.		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Two field ditches run through the site.	opportunities exist to enhance the water environment by re-engineering the watercourses to give them a more natural course	+ development will have a small or local scale positive impact on water quality or water supply
1c	x Not Applicable			x Not Applicable
CLIMATE CHANGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

2a	-- 500+ houses or 20ha + of industrial or employment land. Proposal is significantly far from existing centres population or similar uses and/or Proposal will cause a significant increase in use of private car (Co2 emissions)	Large scale expansion of the town including a mix of uses.		- 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	Part of the site is within the extent of the flood map and therefore may be at risk of fluvial flooding. The topography of the site is such that the flood plain is quite wide.	opportunities exist to enhance the water environment by re-engineering the watercourses to give them a more natural course	+ development will have a small or local scale positive impact on water quality or water supply
4a	x Not Applicable	Far enough away from the shore to have no significant impact on coastal processes.		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	The area is almost exclusively open and relatively flat agricultural land. There are several field boundaries with ditches but there is little vegetation and limited ecological value.	Development of the area could make positive features of the watercourses and with vegetation planting could encourage more wildlife.	+ 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	- 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	Pennylands SSSI (geological value) could be affected by surface water runoff	SUDS required and connection to public sewers	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	Gleys		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 can offer little by way of habitats or biodiversity.	masterplanned development of this large area to the west of Thurso to encourage some biodiversity, e.g. structural planting, hedgerows, buffers around watercourses.	+ 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 generally slopes from west to east and is relatively flat.		0 Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc
7a	-- No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated	Development of this area would put considerable pressure on key junctions onto the A9 and several other roads.	New access road from the A9 is proposed as part of the development of the enterprise area. Thurso Bypass may also be more viable.	+ Proposal would not generate traffic or require a connection
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	Business development essential for addressing issues associated with Dounreay closing down.		+ 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 the Council's 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 the Council's 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 connections with other development sites in the area and existing open space in the area, e.g. sea front.	+ 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			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	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	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	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	Some 3.2 but mainly 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	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	Development would increase the settlement boundary but development between Thurso and Scrabster appears a natural direction for the area to grow.	Good siting and design, landscaping and relevant development setbacks from key features.	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	Development would increase the settlement boundary but development between Thurso and Scrabster appears a natural direction for the area to grow.	Good siting and design, landscpaing and relevant development setbacks from key features.	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		Arch mitigation (evaluation) would be required	Arch mitigation (evaluation) would be required	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			
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	X Not applicable to type or location of development	Development would increase the settlement boundary but development between Thurso and Scrabster appears a natural direction for the area to grow.		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

Proposed Plan Site Name: TG01: South of Loyal terrace
Settlement: Tongue
Site size (ha): 1.0

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	The current status of the Kyle of Tongue is Good. No existing pressures are noted by the RBMP tool.		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 through site	Riparian buffering, and designing burn into design of development. Burn not to be culverted	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No private 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			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 burn and groundwater features within site, may indicate a shallow water table and potential groundwater flooding. FRA may be required.	Riparian buffering, and designing burn into design of development. Burn not to be culverted	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	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to 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	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Mosaic of burn, woodland and scrub habitat onsite	caerful design to safeguard exiting habitats to be incorporated into design	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	Burn on site may contain otters. Surrounding tree belts may contain bats.	Protected species survey and mitigation plan 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	- 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	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	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 has a degree of shelter from surrounding topography.	Opportunity to provide further shelter belts within the site.	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope

7a	- Proposal will put existing road network under strain	Adjacent road is single tracked but with 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	No existing 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	0 appropriate school capacity			0 appropriate school capacity
9a	0 Potential minor constraint that can be mitigated	Overhead lines across one potential access to site. Another access route is possible.		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		All development to 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	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ 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	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	No structures on site.		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			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			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	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue.	Design statement required to take account of NSA.	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 Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue.	Design statement required to take account of NSA.	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	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue. SNH identify some of site as suitable for housing in Sutherland Landscape Capacity Study		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	No appreciable effect on nearby Castail Barraich Scheduled Monument.		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>X Not applicable to type or location of development</p>			<p>X Not applicable to type or location of development</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	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue. SNH identify some of site as suitable for housing in Sutherland Landscape Capacity Study		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 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>
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Proposed Plan Site Name: TG02: North of Varrich Place
Settlement: Tongue
Site size (ha): 2.0

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	The current status of the Kyle of Tongue is Good. No existing pressures are noted by the RBMP tool.		x Not Applicable
1b	x Not Applicable	No surface water onsite. Any development has the potential for release of pollution through sewage.		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	x Not Applicable	Site is not located within an identified flood risk area.		x Not Applicable
4a	x Not Applicable	Site is 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	No formal designations apply. Some potential connectivity to wildlife apparent across the site. Potential for protected species unknown.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to 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	- Protected Species present but licence not required due to ability to mitigate	Potential for protected species unknown.	Protected species (otters) 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	Some potential connectivity to wildlife apparent across the site.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	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 has a degree of shelter from surrounding topography.	Opportunity to provide further shelter belts within the 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	A838 is double tracked adjacent the site.		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	Drainage may be an issue.		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	0 appropriate school capacity			0 appropriate school capacity
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		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		Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.	+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections	Path recorded along existing road through site.	Opportunity to enhance connections into wider countryside.	+ 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	Path recorded along existing road through site.	Opportunity to enhance connections into wider countryside.	+ 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	<input checked="" type="checkbox"/> No opportunities to make use of brownfield land or remediate contaminated land	No structures on site.		<input checked="" type="checkbox"/> No opportunities to make use of brownfield land or remediate contaminated land
12a	<input type="checkbox"/> Scale or type of proposal unlikely to effect on soil or croft land			<input type="checkbox"/> Scale or type of proposal unlikely to effect on soil or croft land
12b	<input type="checkbox"/> Scale or type of proposal unlikely to effect on soil or croft land			<input type="checkbox"/> Scale or type of proposal unlikely to effect on soil or croft land
13a	<input type="checkbox"/> No significant impact on the amount of waste going to landfill			<input type="checkbox"/> No significant impact on the amount of waste going to landfill
13b	<input type="checkbox"/> Unlikely to have any significant impact on demand for natural resources			<input type="checkbox"/> Unlikely to have any significant impact on demand for natural resources
13c	<input checked="" type="checkbox"/> Not applicable to type or location of development	No waste management facilities nearby		<input checked="" type="checkbox"/> 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	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue.	Design statement required to take account of NSA designation.	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	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue.	Design statement required to take account of NSA designation.	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	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue.	Design statement required to take account of NSA designation, visual amenity of existing housing at Varrich Place, and SNH Sutherland Landscape Capacity Study	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	No appreciable effect on nearby Castail Barraich Scheduled Monument.		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	X Not applicable to type or location of 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
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	Within Kyle of Tongue NSA. Proposal does not significantly extend the built area of Tongue.		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	X Not applicable to type or location of development			X Not applicable to type or location of development

Proposed Plan Site Name: TG03: East of the Fire Station; TG05: North of the Fire Station
Settlement: Tongue
Site size (ha): 2.6

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	The current status of the Kyle of Tongue is Good. No existing pressures are noted by the RBMP tool. Any development has the potential for release of pollution through sewage.		x Not Applicable
1b	x Not Applicable	Development is unlikely to result in a direct physical impact on the adjacent watercourse.		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	Kirkboll Burn flows through site and may be a potential cause of flood risk. Steep gradient at site (East to West) which may cause increased surface water runoff, drainage is a matter for the LA.		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	- 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	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features	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	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Kirkiboll burn runs through site, mature trees in middle of site-potential impacts on local biodiversity value	Careful siting, desing and incorporating exisiting trees and Kirkiboll burn into any development	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	Burn across site may contain otters. Surrounding tree belts may contain bats. Bothe serve as a habitat corridor	Protected species survey may be required for future development. Habitat corridor should be retained and enhanced where possible.	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	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features	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	All three sites have a degree of shelter from surrounding topography.	Opportunity to provide further shelter belts within the potential development.	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	All three sites placed well to utilise existing road connections.		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	Sites require new vehicle accesses to be provided.		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	0 appropriate school capacity			0 appropriate school capacity
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		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	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ 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	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	No structures on site.		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			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			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	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 minor loss or impact on the key features or qualities	TG04: Proposals do not significantly extend the built area of Tongue. Some scope for development in the central area, along the roads and within the existing settlement. TG05: Majority of site outwith SDA, and would increase sprawl into countryside	Scale -back development, and only allocate TG04	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	Proposals do not significantly extend the built area of Tongue, but the majority of the site is outwith the SDA, SNH Sutherland Landscape Capacity Study identified a large proportion of site to east as unlikely to be suitable for development.	Only allocate the western of site	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	Proposals do not significantly extend the built area of Tongue, but the majority of the site is outwith the SDA, SNH Sutherland Landscape Capacity Study identified a large proportion of site to east as unlikely to be suitable for development.	ensure linear pattern and road development patterns that defines tongue built forms is maintained.	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	No appreciable effect on nearby Castail Barraich Scheduled Monument.		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				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	Development should consider setting of surrounding listed buildings and Inventory designed landscape.	scope to scale -back development, or only develop smaller areas to reduce constraints. High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	
16d	X Not applicable to type or location of development			X Not applicable to type or location of development

16e	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Proposals do not significantly extend the built area of Tongue, but the majority of the site is outwith the SDA, SNH Sutherland Landscape Capacity Study identified a large proportion of site to east as unlikely to be suitable for development.	scope to scale -back development, or only develop smaller areas to reduce constraints. High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	+ 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
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>High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.</p>	<p>+ Renovation/regeneration of historic buildings lying empty/ at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p>
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Proposed Plan Site Name: TG04: South of St. Andrew's Church
Settlement: Tongue
Site size (ha): 0.8

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	The current status of the Kyle of Tongue is Good. No existing pressures are noted by the RBMP tool. Any development has the potential for release of pollution through sewage .	New development would be subject to suitable waste water treatment arrangements.	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	Burn at NE corner of site	Burn should be safeguarded through appropriate riparian buffering and site design. No culverting	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 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	Kirkboll Burn flows along NE boundary of the site and situated upgradient. As such may be a potential cause of flood risk. FRA maybe required.	Burn should be safeguarded through appropriate riparian buffering and site design. No culverting	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	- 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	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to 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	Burn nearby may contain otters. Surrounding tree belts may contain bats.	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	- developme nt of site would have a minor negative effect on the integrity of a national, local nature conservatio n designatio n or Geodiversit y site or the qualities for which it has been designated	No formal designations apply. Some scope for connectivity to wildlife across the site using existing hedgerows and tree belts.	Careful masterplanning and phasing of development to minimise adverse impacts on the natural heritage. Retention of existing features providing connectivity to wildlife.	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	Site has a degree of shelter from surrounding topography.	Opportunity to provide further shelter belts within the site.	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	0 appropriate school capacity			0 appropriate school capacity
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		all development to 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	Any new residential development of over 4 dwellings is required to provide a suitable amount of open space.		+ 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	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	No structures on site.		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			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			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	- 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	Proposal is within the existing built area of Tongue. Sensitive location.	Good design will be a requirement. Design statement required.	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	Proposal is within the existing built area of Tongue, SNH Sutherland Landscape Capacity Study identify this site as unlikely to be suitable for development due to landscape value.	Any development here should be sensitively sited and designed, including making due allowance for the setting of the church and burial ground, focal building to the east, and re-establishing a sense of arrival/exit for the west of the village.	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	Proposal is within the existing built area of Tongue, SNH Sutherland Landscape Capacity Study identify this site as unlikely to be suitable for development due to landscape value.	Any development here should be sensitively sited and designed, including making due allowance for the setting of the church and burial ground, focal building to the east, and re-establishing a sense of arrival/exit for the west of the village.	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	No appreciable effect on nearby Castail Barraich Scheduled Monument.		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				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	Development should respect site and setting of B listed buildings to east of allocation.	High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	
16d	X Not applicable to type or location of development			X Not applicable to type or location of development
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	Proposal is within the existing built area of Tongue, SNH Sutherland Landscape Capacity Study identify this site as unlikely to be suitable for development due to landscape value.		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		High quality masterplanned development which takes consideration of, protects and retains the key cultural heritage elements of the area.	+ 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

Proposed Plan Site Name: WK01: Hill of Man
Settlement: Wick
Site size (ha): 5.5

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Wick Bay 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	Two small areas which are at risk of pluvial 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	East Coast Caithness Cliffs approx 500 metres to the east. Proposed housing development unlikely to affect breeding birds.		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	Long Berry Coast SSSI approx 400m to the east. Geological importance so unlikely to be affected.		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	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	Long Berry Coast SSSI/GCR Site is nearby		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	Possible access issues depending on use	Road improvements may be required.	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	Potential for improvements to the existing areas of informal open space	Open space provision in line with the Council's Open Space Supplementary Guidance	0 Unlikely to have any impact on existing open space
10b	0 There will be no net increase in open space	If open space provision is not secured there could be an overall loss due to some of the site being used as informal openspace.	Open space provision in line with the Council's Open Space Supplementary Guidance	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	Historical Environment Records show World War 2 activity including concrete gun platforms and battery production.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Historical Environment Records show World War 2 activity including concrete gun platforms and battery production.		+ Will remediate minor contamination or small scale contamination onsite
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	+ 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	O Scale or type of proposal unlikely to effect on soil or croft land			O 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	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	The site is part brownfield with contamination issues. Although it is not a particularly unattractive area it would benefit from being redeveloped.		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	Some archaeological remains are present. An archaeological survey was carried out in 2009.	Seek advice of Council HET for any further development.	Seek advice of Council HET for any further 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
16c	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	B-listed Coastgaurd Station situated on the NE corner of the area. Planning permission pending for erection of a single house within the grounds. Development of the area may reduce the presence of the building within the surroundings.	Developer requirement to consider the design and location of the building.	

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>X Not applicable to type or location of development</p>			<p>X Not applicable to type or location of development</p>

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	Historical Environment Records highlight archaeological remains and site includes a Listed Building.	Seek advice of Council HET for any further development. Developer requirement to consider the design and location of the 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

Proposed Plan Site Name: Wick South East Expansion Sites (WK19: East of Wick Burial Ground, WK02: South of Kennedy Terrace, WK03)
Settlement: Wick
Site size (ha): 33.0

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	A burn runs through several of the south east expansion sites.	FRA required and relevant mitigation identified.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	Watercourse at the boundary of the site used for water supply for the nearby distillery	Appropriate mitigation including 25m setback from the burn.	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			- 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	Much of the land surrounding the burn is at risk of fluvial and pluvial flooding particularly to the east, south and west of Swanson Drive and around South Primary School.	FRA required and relevant mitigation identified.	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	- 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	Due to the water course and areas of grassland there is potential for flora and fauna to be impacted.	If there is a significant risk then relevant surveys may be required and mitigation identified.	0 Unlikely to be any impact on national or local conservatio n (including Geodiversity) sites due to nature or scale of proposal
5b	0 Unlikely to be any impact on national or local conservatio n (including Geodiversit y) sites due to nature or scale of proposal	East Caithness Cliffs SPA is to the east but development is unlikely to have an impact as there is sufficient seperation		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	Long Berry Coast SSSI is to the east but development is unlikely to have an impact as there is sufficient seperation		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 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	Due to the water course and areas of grassland there is potential for protected species to be affected.	If there is a significant risk then relevant surveys may be required and mitigation identified. Otter survey may be required due to proximity to watercourse and the coast.	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	Long Berry Coast SSSI is to the east but development is unlikely to have an impact as there is sufficient separation		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	The burn may provide connections for wildlife.	It is assumed that relevant buffers would be in place as a result of the FRA mitigation. Use burn as a focal feature for natural greenspace amenity area to run through this site.	+ 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			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 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	Low voltage OHL which runs across the southern section of the sites.		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	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	Local openspace provision 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			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	Potential for greater connections along the south east of Wick	Ensure greenspace and green infrastructure is linked and enhanced.	+ 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	- Site development would ignore opportunities to make use of brownfield land or redevelop existing buildings	Many other brownfield sites in and around Wick		- 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	Former quarry identified north of March Road.	Site history assessment may be required.	0 Scale or type of proposal unlikely to effect contaminated land
11c	-- Large-scale use of Greenfield land	Mainly agricultural land.		-- Large-scale use of 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	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	The land is mainly 4.1 with a small section of 3.2 which is relatively high quality 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	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 of the SE of Wick has the potential to be damaging to the character of the area as some areas will be highly visual from the A9 which is a major entrance point to the town.	High quality design, layout and landscaping will be required.	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	Development of the SE of Wick has the potential to be damaging to the character of the area as some areas will be highly visual from the A9 which is a major entrance point to the town.	High quality design, layout and landscaping will be required.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	<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>
16b	<p>The lade that bisects the site is of historic importance (it was engineered by Telford).</p>	<p>The lade should be allowed to continue on its course as designed and not altered, impacted or realigned.</p>	<p>The lade should be allowed to continue on its course as designed and not altered, impacted or realigned.</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>

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	Development of the SE of Wick has the potential to be damaging to the character of the area as some areas will be highly visual from the A9 which is a major entrance point to the town.		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 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>
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Proposed Plan Site Name: WK04: North of Coghill Street
Settlement: Wick
Site size (ha): 5.1

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	Small watercourses at the boundary of the site	The small watercourses at the boundary of the site may need to be considered and mitigation identified.	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	The small watercourses at the boundary of the site may need to be considered and mitigation identified.	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	Agricultural field adjoining residential properties. It is not considered to have a high ecological value.		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		Hedgerow planting around the perimeter could enhance the connectivity.	+ 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			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		Open space provision in line with the Council's Open Space Supplementary Guidance	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	- 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	No potentially contaminative sources identified onsite/offsite		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	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	A small section at the northern edge of the site is classified as 3.2.		- 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	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	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	To the south and west is residential suburban development. At present the site forms the settlement boundary to the north and east.		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	The development has the potential to be visually intrusive from Papigoe and Broadhaven Road.	The siting and design of any further should be of a higher quality than what has been developed on the site to date. Consideration should also be given to the key view points.	0 proposal would not be visually intrusive
CULTURAL HERITAGE	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score

16a	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting	The Pap Broch Sch Monument is located in the NE of the site.	minimum 20 metre buffer, could be excluded from the allocated area.	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting
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	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting	Immediately to the north and NW of the site are B-Listed buildings at Hillhead Farm. The houses built so far on site are of relatively poor siting and design.	Development would be required to complement the setting of the listed buildings.	

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>The development has the potential to be visually intrusive from Papigoe and Broadhaven Road.</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>The Pap does not currently have a provision for public access. Development could be used to improve access to the site.</p>	<p>+ Renovation/regeneration of historic buildings lying empty/at risk + and or proposal will enable better access to the historic environment and or minor enhancement of the setting of a historic building</p>
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Proposed Plan Site Name: WK05: Land West of Police Station
Settlement: Wick
Site size (ha): 0.5

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	Not at coast		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	Site adjacent to the Wick River therefore any development may be at medium to high 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	Much of the area is vacant brownfield land.		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	A line of trees appears to run on the north side, between the site and the river	Safeguard tree line	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			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	Possible access issues depending on use	Road improvements may be required	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			+ 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			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	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings	The area was previously associated with railway uses. Some areas are now grassland and other are vacant areas of hard standing.		++ Significant/ large scale redevelopm ent of brownfield land and/or existing buildings
11b	- Potentially contaminat ed land or small amount of contaminat ed soil identified on site	Likely to be areas of contaminated land.	Contaminated land survey to be carried out by the developer.	0 Scale or type of proposal unlikely to effect contaminat ed land
11c	X No Greenfield Land			X No Greenfield Land
11d	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings			++ Significant/ large scale redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t

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	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	Vacant sites which would benefit from being redeveloped.		+ 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	No significant issues, depending on the nature and scale of proposal.	A small number of known features are recorded in the area which may require to be avoided.	A small number of known features are recorded in the area which may require to be avoided.	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	+ 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	Wick Railway Station is B-Listed and development of the surrounding area would help to improve building's setting.		
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

Proposed Plan Site Name: WK06: North of Wellington Avenue
Settlement: Wick
Site size (ha): 2.2

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	Wick Bay is rated as Good.		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	Wick Harbour Authority proposals include excavation of the site to bring it down to the level of the former quarry. This could have impacts on the shore line if incorporated within larger proposals.	Mitigation to limit the impact on the sea front but this may be unavoidable depending on the scale and type of development.	- 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	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	Mitigation to limit the impact on the sea front but this may be unavoidable depending on the scale and type of development.	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate
4a	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	The site is located close to the coast and the hillside on the northern edge runs down to the former quarry at the seafont. The stability of the hillside is unknown.	Slope stability assessment required.	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	- development of the site would have a minor negative effect on a Natura 2000 site	East Caithness Cliffs SPA is approx 500m to the east. Development of the site, especially significant groundworks associated with harbour expansion could have impacts on breeding birds etc.	Relevant surveys to be carried out.	?? Unknown
5c	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Long Berry Coast SSSI to the east but unlikely to be impacted.		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	?? Unknown			?? Unknown

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	Possible access issues depending on use	Road improvements may be required.	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	- Some servicing constraints that could be mitigated and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Harbour Authority are exploring the idea of quarrying out the site to bring it to the level of the adjoining disused quarry and using the material for land reclamation.		- Some servicing constraints that could be mitigated and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance
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 significant negative impact on quality of open space or access networks	The area is used as informal open space and there is a core path which runs through the eastern side. Development, particularly quarrying, would likely result in removal of the access route.	Explore potential for the Core path to be rerouted.	- 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	The area is overgrown and is not a high quality open space.		0 There will be no net increase in open space

10c	<p>-- The proposal would have a significant negative impact on connectivity of open space and/or Proposal is far removed from access to open space/ access networks or there and or there is no scope to create open space as part of the proposal</p>	<p>The area is used as informal open space and there is a core path which runs through the eastern side. Development, particularly quarrying, would likely result in removal of the access route.</p>	<p>Explore potential for the Core path to be rerouted.</p>	<p>- Proposal would fragment key access networks or open space and/or The proposal does not connect or relate well to existing open space or access networks or green networks</p>
10d	<p>-- Proposal would result in significant loss of open space or access networks and or Proposal would have a significant negative impact on quality of open space or access networks</p>	<p>The area is used as informal open space and there is a core path which runs through the eastern side. Development, particularly quarrying, would likely result in removal of the access route.</p>	<p>Explore potential for the Core path to be rerouted.</p>	<p>- Proposal would fragment key access networks or open space and/ or Proposal would have a minor negative impact on the quality of existing open space or access networks</p>

10e	-- Proposal is far removed from access to open space/ access networks or there and or there is no scope to create open space as part of the proposal			- The proposal does not connect or relate well to existing open space or access networks or green networks
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	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	Relaitvely poor quality greenfield 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	X not applicable to type or location of development			X not applicable to type or location of development
12b	O Scale or type of proposal unlikely to effect on soil or croft land			O 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	- Will increase use of primary resources	Harbour Authority are exploring the idea of quarrying out the site to bring it to the level of the adjoining disused quarry and using the material for land reclamation.		- 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	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	Ruggd coastal land on the SE of Wick. The cliffs have been used in the past for landfill and as a quarry so it is not a nature coast line. Impact would depend on the land use and proposals.		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				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			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

Proposed Plan Site Name: WK07: Land at Broadhaven Farm
Settlement: Wick
Site size (ha): 3.7

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	Field drain on the northern boundary.	Sensitively design watercourse crossing.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	x Not Applicable	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the 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	Small watercourse along NW boundary. May be a potential cause of flood risk.	Sensitively design watercourse crossing.	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	Limited ecological value as it is a single agricultural field 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	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	+ development could help sustain existing services			+ development could help sustain existing services
9a	- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance	HV OHL running through SE corner	Underground the cable or have appropriate setback.	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 the Council's 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 the Council's 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			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	- 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 minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Mainly 4.1 but some 3.2		- 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	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 would to some extent follow the existing northern boundary of Wick. But it would also erode the land which separates Wick from Papigoe.		- 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	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	-- Development of site would lead to loss or major alteration of components of a cultural heritage designation or its setting	Although not within the site itself the site adjoins the scheduled monument The Pap, broch 350m E of Hillhead (Index no.578).	20m buffer from the site.	- Development of site would have a minor negative impact on a cultural heritage designation's wider setting

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 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>Although not within the site itself there may be potential for improved access to The Pap broch Sch Monument.</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>
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Proposed Plan Site Name: WK08: South East of Wick Airport Terminal Building, WK09: North of Wick North Primary School
Settlement: Wick
Site size (ha): 10.5

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 20ha of employment 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	Small pockets of areas at risk of pluvial 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	Large open field system with minimal hedge rows.		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	Strip of woodland adjoining road to the airport.	Strip of woodland to be retained to provide screening.	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		Hedgerows could be planted around the site to give a small measure of improvement.	+ 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	Strip of trees will help to screen from the prevailing wind.		+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	- Proposal will put existing road network under strain	Possible access issues depending on use	Potential road improvements required.	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			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	Large areas of the site were previously used as camp sites during WWII.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	?? Unknown		Contaminated land survey may be required.	?? Unknown

11c	- Small scale use of greenfield land	Some sections appear to be greenfield land		- Small scale use of 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	0 Scale or type of proposal unlikely to effect on soil or croft 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	0 No significant impact on the amount of waste going to landfill	Current location of a Highland Council's recycling centre		0 No significant impact on the amount of waste going to landfill

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			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				<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>		<p>Clayquoy steading is historic and should be retained within any development</p>	
16d	<p>X Not applicable to type or location of development</p>			<p>X Not applicable to type or location of development</p>

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

Proposed Plan Site Name: WK11: Site at The Shore
Settlement: Wick
Site size (ha): 0.5

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	- Development would have a minor negative impact one or more water bodies identified in RBMP.	Adjoins Wick Bay which is rated High but has issues with dissolved oxygen and unknown toxins.	Reduce point source inputs. Connect to Wick public sewer.	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	Development on the south side of Shore Road could potentially impact on the physical environment.	Appropriate foul drainage to avoid potential pollution.	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	Records of flooding affecting the road due to high tide and wave action (Dec 2013)	Appropriate foul drainage to avoid potential pollution.	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	Potential coastal impact depending on site layout and uses.		?? Unknown
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	The site is used informally as for storage/car parking.		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	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			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	Cliff face to the north and development to both the east and west.		+ 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			+ 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/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		Potential for the area south of the road to be developed as open space.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	0 There will be no net increase in open space		Potential for the area south of the road to be developed as open space.	+ 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	++ Significant/ large scale redevelop ment of brownfield land and/or existing buildings	Long term derelict site which has historical value.	High quality design would be of significant improvement to the area.	++ Significant/ arge scale redevelopm ent of brownfield land and/or existing buildings
11b	- Potentially contaminat ed land or small amount of contaminat ed soil identified on site	Site includes Dockland (CA-DCK-1002) and a former 500 gallon petroleum spirit underground tank (CA- GAR-1082).	A site history may be requested regarding the dockland area as part of the land here appears to be reclaimed from the sea and a site investigation may be requested regarding the underground fuel storage tank.	0 Scale or type of proposal unlikely to effect contaminat ed land
11c	X No Greenfield Land			X No Greenfield Land
11d	+ Minor redevelop ment of brownfield land and/or existing buildings	Long term derelict site which has local historical value.	High quality design would be of significant improvement to the area.	++ Significant/ arge scale redevelopm ent of brownfield land and/or existing buildings
12a	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t
12b	X not applicable to type or location of developme nt			X not applicable to type or location of developmen t

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	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	Long term derelict site which has historical value. It is in a central location and is highly visible from the south head.	High quality design would be of significant improvement to the area.	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement
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	Long term derelict site which has historical value. It is in a central location and is highly visible from the south head.	High quality design would be of significant improvement to the area.	++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses
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 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	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		High quality design would be of significant improvement to the area and complement the Lower Pulteneytown Conservation Area.	+ 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	X Not applicable to type or location of development	Long term derelict site which has historical value. It is in a central location and is highly visible from the south head.		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>
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Proposed Plan Site Name: WK12: Lower Pulteneytown
Settlement: Wick
Site size (ha): 5.9

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	The site adjoins Wick Bay and Wick River both rated as Good.		x Not Applicable
1b	0 Development is unlikely to have any significant effects on any water bodies or water supply source	Redevelopment of existing sites which is unlikely to impact on direct physical water environment		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	+ 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	Town centre location, close to services.		+ 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	There are some areas noted as at risk of pluvial flooding however these are fairly minor.		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			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	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	Potential for bats to inhabit vacant and derelict building.	Relevant surveys carried out as part of the planning application process. Bat surveys will be likely for derelict buildings.	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	- Proposal will put existing road network under strain	Possible access issues depending on use	Road improvements may be required.	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 of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio
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/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	+ Small scale increase in open space	Development may help to establish new open space and re-establish active travel connections		+ 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	Development may help to establish new open space and re-establish active travel connections		+ 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	++ Significant/large scale redevelopment of brownfield land and/or existing buildings			++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	+ Will remediate minor contamination or small scale contamination onsite	Lower Pulteneytown is a former industrial area with many brownfield sites which may be contaminated.	Ensure contaminated land surveys are carried out where appropriate.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land			X No Greenfield Land
11d	++ Significant/large scale redevelopment of brownfield land and/or existing buildings			++ Significant/large scale 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			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	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement	Redevelopment and regeneration of a key cultural heritage area in Caithness.		++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement
15b	++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses			++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses
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	ruined building fronting the harbour is an original part of Pulteneytown. The CA boundary currently excludes the buildings	An appraisal (as part of the Wick CARS) is to be undertaken in due course and the boundary may be redrawn to include this set of buildings. Unlikely to support demolition of these buildings	An appraisal (as part of the Wick CARS) is to be undertaken in due course and the boundary may be redrawn to include this set of buildings. Unlikely to support demolition of these buildings	+ 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
16c	+ 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			

16d	+ 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	Within the Lower Pulteneytown Conservation Area	An appraisal (as part of the Wick CARS) is to be undertaken in due course and the boundary may be redrawn to include this set of buildings. Unlikely to support demolition of these buildings	+ 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			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	+ 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			+ 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

Proposed Plan Site Name: WK13: Land West of Green Road
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	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	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	Within a built up area and potential for good solar gain/ solar orientation.		+ 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			+ Opportunity to improve local access issues

8a	++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contributio
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/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	Slaughterhouse present within boundary and former Council yard.	History and possible site investigation maybe 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			+ 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	0 Scale or type of proposal unlikely to effect on soil or croft land			0 Scale or type of proposal unlikely to effect on soil or croft land

13a	X Not applicable to type or location of development			X Not applicable to type or location of development
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	O proposal is of a scale or in a location which is unlikely to have any effects on designated landscapes			O 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	Redevelopment of vacant land.		+ 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				<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>	<p>There are A, B and C listed buildings approx 200m to the south of the site</p>		

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	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

Proposed Plan Site Name: WK15: Hillhead Primary School
Settlement: Wick
Site size (ha): 1.4

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable			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	Small drainage watercourse to the north and east 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	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	Already developed with no ecological value.		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		Bat survey may be required for demolition	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	Bounded to the south, east and west by built development.		+ 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			+ 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	Adjoins existing play park which is expected to remain after the school is relocated.		0 Unlikely to have any impact on existing open space

10b	0 There will be no net increase in open space	Adjoins existing play park which is expected to remain after the school is relocated.		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	Site partially intersects a former Quarry (CA-MIN-1314)	a site history may be required here	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			+ 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			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	++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement	Redevelopment of a highly visible site within a residential area which will become vacant following the school merge.		++ Well connected to existing settlement, could help address existing connectivity issues. Site accessible by a variety of modes of transport. Scope to freely permeate into existing settlement

15b	++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses	Redevelopment of a highly visible site within a residential area which will become vacant following the school merge.		++ proposal would lead to an improvement to an existing detracting feature in a valued or sensitive view e.g. by redevelopment of derelict /gap site and fits well into the surrounding landscape and land uses
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	Redevelopment should take account of the Hillhead Mains listed buildings and The Pap ancient monument.		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>	<p>Redevelopment should take account of the Hillhead Mains listed buildings and The Pap ancient monument.</p>		

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	Redevelopment of a highly visible site within a residential area which will become vacant following the school merge.		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

Proposed Plan Site Name: WK15: Wick High School Building
Settlement: Wick
Site size (ha): 1.5

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			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		Bat 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			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	Road improvements may be required.	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			+ 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			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	Existing school building will become vacant in 2015.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	The SW section of the may have contaminated land issues.	Land assessment required with mitigation identified.	+ Will remediate minor contamination or small scale contamination onsite
11c	X No Greenfield Land	Existing school building will become vacant in 2015.		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	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	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	Northern site is B-listed but will become vacant. The remaining circa 1960s buildings will be demolished.		+ 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				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	+ 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	Front section of the High School is B-Listed. Redevelopment would help to ensure it does not become vacant/derelict.		
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	+ 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	Front section of the High School is B-Listed. Redevelopment would help to ensure it does not become vacant/derelict.		+ 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

Proposed Plan Site Name: WK16: Land at Francis Street
Settlement: Wick
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 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	Significant sections of the site have been recorded as being within areas of pluvial flood risk.		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	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	Cleared site.		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			+ 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			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	Open space provision in line with the Council's Open Space Supplementary Guidance		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		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			+ Will remediate minor contamination or small scale contamination onsite
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	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	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	Brownfield gap site.		+ 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 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	X Not applicable to type or location of development			X Not applicable to type or location of development
16b	No significant issue. A building of historic interest survives on the north boundary and should be retained.			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			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

Proposed Plan Site Name: WK17: South of Roxburgh Road
Settlement: Wick
Site size (ha): 1.9

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Small watercourse (Mill Lade burn) runs along the SW boundary of the site.		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	Existing allocation highlights opportunity to make a feature of the burn.	Setback from the burn. Make positive feature of the burn.	0 Development is unlikely to have any significant effects on any water bodies or water supply source
1c	- Development would have a localised minor negative impact on the water environment and/or medium term which would be difficult to mitigate	The burn is the primary water source of Old Pulteney Distillery which is immediately downstream	Relevant surveys and appropriate mitigation required.	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 up to 20 residential units.		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		Setback from the burn. Make positive feature of 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	The area is greenfield land which is not farmed, however, due to its proximity to the urban area it is not expected to hold much ecological value.		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	Watercourse along western boundary		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	Bats may be present.	Bat survey may be needed if the building it is be demolished, or if any trees are to be lost.	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	The minor watercourse through the centre of the site provides a focus for a habitat corridor and maintenance of connectivity to the south.	protection for watercourse and its corridor, to be part of the green network of the 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	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Sheltered by surrounding development.		+ 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			+ 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			+ 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	The school playing field is included and it is uncertain whether or not this will be retained if the school is relocated.		- Proposal would have a minor negative impact on the quality of existing open space or access networks
10b	0 There will be no net increase in open space	There is potential for the burn to be opened up more for recreational purposes.	Seek that the burn is made a positive feature.	+ 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	There is potential for the burn to be opened up more for recreational purposes including active travel links.		+ 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	+ Minor redevelopment of brownfield land and/or existing buildings	Potential for the redevelopment of the school site.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	It is noted that a former Mill Dam lies onsite to the NW on historical maps however our database does not show any potential source polygons onsite/offsite.	The provenance of any infill material may be asked regarding the former Mill Dam through a site history should a Planning Application be submitted for this site.	0 Scale or type of proposal unlikely to effect contaminated land

11c	- Small scale use of greenfield land	Minor impact from the loss of greenfield land.		- Small scale use of greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Potential for the redevelopment of the school 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	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	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	The site is situated within a built up area and despite some of it being greenfield land it has little ecological or recreational value at present.		+ 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 lead to an improvement to an existing detracting feature in wider general scenery and/ or Type of proposed development fits well with existing development	With high quality siting and design it could make an overall improvement to the area.		+ 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	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	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	With high quality siting and design it could make an overall improvement to the 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
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

Proposed Plan Site Name: WK18: Land West of Coronation Street
Settlement: Wick
Site size (ha): 8.1

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	The site adjoins Milton Burn (rated Good) which is downstream of Loch Hempriggs.		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	The site adjoins Milton Burn (rated Good) which is downstream of Loch Hempriggs.	Relevant buffer from 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			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			- 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	Approx 15% of the total area is affected by fluvial and pluvial flooding with it mainly being concentrated SW of the houses at Janetstown.	Relevant buffer from 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	- 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 sites are mainly grazing land/grassland (smaller area of marshland) but will have limited ecological value. The western edge adjoins Milton Burn but this has likely been significantly altered and also has limited ecological value.	Retain sections of openspace (e.g. areas of flood risk)	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	Milton Burn runs into Lower Wick River SSSI which has fen land and wet grasslands which are priority species. Potential connectivity with Lower Wick River SSSI	Connect to public sewer. Ensure drainage does not affect water quality. Use of SUDS, use of buffer strips by watercourses, creation of open space areas in a way that also serves to protect watercourses.	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		If development affects the Burn of Milton this would suggest a species survey, although it already appears highly modified	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 marshland and the burn are most likely areas used as part of wildlife corridors but considered to have high ecological value.	Potential for land to be set aside for openspace and development setbacks to be identified. Scope for enhancement.	+ 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	Some exposure to the NW and SW prevailing winds.		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 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			+ 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	+ Improves/enhances green network connectivity, existing open space or key access network	The developer will be required to provide the required level of openspace as per the Council's planning policy guidelines. There may also be opportunity to set flood risk land aside as openspace.		+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space	The developer will be required to provide the required level of openspace as per the Council's planning policy guidelines. There may also be opportunity to set flood risk land aside as openspace.		+ Small scale increase in open space

10c	0 Utilises or is in close proximity to existing connections	Limited connectivity value.		0 Utilises or is in close proximity to existing connections
10d	0 Utilises or is in close proximity to existing connections		Potential to improve active travel links between Newton Road and A882 (e.g. along the disused railway line.)	+ Improves/enhances green network connectivity, existing open space or key access network
10e	0 Utilises or is in close proximity to existing connections	Development of greenfield land.	Identify development buffers to provide green gateways into the town including active travel linkages etc.	+ 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	0 Scale or type of proposal unlikely to effect contaminated land	No potentially contaminative sources identified onsite, a former refuse site is located immediately south west of the site.	Further information on the gassing potential of the former refuse site may be requested.	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	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	-- Will cause significant disturbance of carbon rich soils/wetlands	The site covers area of blanket bog.	Developer to submit Peat Management Plan to demonstrate how areas of deepest peat and best quality wetland will be avoided in proposed layout and management of peat 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	Small section of 3.2 with the majority of land being 4.1 or 4.2.	Not to allocate section north of Janetstown.	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	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	The area is outwith the existing SDA. Additional housing and employment development could be accommodated on the eastern side of the site.	A masterplanned approach could help to create distinct gateways into the town and integrate development within the landscape.	+ 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 of the whole site would have a significant impact on the landscape and character of the area.	A degree of development could help to create distinct gateways into the town and integrate development within the landscape.	+ 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	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				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	<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>Development of the whole site would have a significant impact on the landscape and character of the area.</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>

Proposed Plan Site Name: WK20: Wick Business Park, WK21: North of Wick Business Park
Settlement: Wick
Site size (ha): 14.2

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	Approx 10ha of employment 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	Disused section of the airport which will have limited wildlife habitat value		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			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 would not generate traffic or require a connection	Road connections already established to existing section of the business park.		+ Proposal would not generate traffic or require a connection
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			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	Connection to WWTW would require significant extension .		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	++ Significant/large scale redevelopment of brownfield land and/or existing buildings	The whole area is largely brownfield land which served as part of the airport during WWII.		++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site		Seek advice from Contaminated Land Team	?? 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	++ Significant/large scale redevelopment of brownfield land and/or existing buildings	The whole area is largely brownfield land which served as part of the airport during WWII.		++ Significant/large scale 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			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	Edge of town development but the business park is already established.		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		Retain historic buildings.	Retain historic buildings.	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			
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>
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Proposed Plan Site Name: WK22: Wick Harbour (Land at North River Pier)
Settlement: Wick
Site size (ha): 1.1

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Adjoins Wick Bay which is rated as 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	Development of the shore may include land reclamation.	Early engagement with SEPA and Marine Scotland and need for the proposals to be designed to ensure they do not have a negative effect on the marine environment.	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			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	The site is situated below the 5m contour and therefore may be at risk of coastal flooding.	Early engagement with SEPA and Marine Scotland and need for the proposals to be designed to ensure they do not have a negative effect on the marine environment.	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	Being on the coast the site may be at risk of coastal erosion.	Appropriate engineering would be required to protect from coastal erosion. Limit potential uses to harbour related only.	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	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	Highly engineered area with little potential for supporting wildlife.		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			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 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	- Some servicing constraints that could be mitigated and/or "Bad neighbour" nearby that is incongruous to the proposed use and could cause minor disturbance		Some uses may be considered as bad neighbours but as a working harbour these uses may be acceptable in this location.	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	- 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	Although brownfield land (past industrial land) the proposal may fragment areas of riverside which are accessible to the public.	Ensure public access to the riverside during and after development. Core path/riverside paths could be improved as a result of the development.	+ 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	Although brownfield land (past industrial land) the proposal may fragment areas of riverside which are accessible to the public.	Ensure public access to the riverside during and after development. Core path/riverside paths could be improved as a result of the development.	+ 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	+ Minor redevelopment of brownfield land and/or existing buildings	The site has been used for harbour related uses for at least 200 years.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land	The site has been used for harbour related uses for at least 200 years.	Relevant surveys to identify whether contaminated land is present and any appropriate mitigation.	+ Will remediate minor contamination or small scale contamination onsite

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	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	site is located near waste producers and therefore complies well with ZWP locational criteria		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	0 Due to scale, type or situation, proposal will have no impact or very minimal impact on the landscape	Harbour related uses would be acceptable in this location.		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	There are some historic environment records in the area relating to previous harbour uses but the nature of these should not be significantly impacted upon due to the nature of the uses proposed.			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>There are some historic environment records in the area relating to previous harbour uses but the nature of these should not be significantly impacted upon due to the nature of the uses proposed.</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>
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Proposed Plan Site Name: WK22: Wick Harbour
Settlement: Wick
Site size (ha): 10.1

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	The site includes part of Wick Bay rated Good		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	The site includes part of Wick Bay (rated Good) and development, e.g. expansion of quayside may have a direct impact on it.	Relevant surveys required and early engagement with SEPA and Marine Scotland to identify potential mitigation measures.	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	Som areas have high risk of coastal flooding.	Relevant surveys required and early engagement with SEPA and Marine Scotland to identify potential mitigation measures.	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	Site forms part of the coast and could be affected by coastal erosion.	Investment in the harbour may allow for opportunities to address existing coastal erosion issues.	+ Proposal includes mitigation to address local 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	X N/A no designations apply			X N/A no designations apply

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	Lower Wick River SSSI - possible connectivity in terms of water quality	Suitable management plan required to prevent deterioration in water quality at harbour	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 designations apply			X N/A no designations apply
5e	- Protected Species present but licence not required due to ability to mitigate		Otter survey if the harbour is expected to be extended	0 Unlikely to be any impact on protected species
5f	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

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	Wick Harbour Bridge is understood to maybe need some structural/engineering investment in the future.		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 of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution
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	+ Improves/enhances green network connectivity, existing open space or key access network	Quayside is proposed to be extended which is used for recreational events during the summer.	Ensure it is designed in a way which is adaptable.	+ Improves/enhances green network connectivity, existing open space or key access network
10b	+ Small scale increase in open space	Quayside is proposed to be extended which is used for recreational events during the summer.	Ensure it is designed in a way which is adaptable.	+ 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	+ Minor redevelopment of brownfield land and/or existing buildings	Some underutilised and vacant sites around the harbour area could be brought back into use.		+ Minor redevelopment of brownfield land and/or existing buildings
11b	0 Scale or type of proposal unlikely to effect contaminated land	Likely to be localised contaminated land issues.		0 Scale or type of proposal unlikely to effect contaminated land
11c	X No Greenfield Land			X No Greenfield Land
11d	0 Scale or type of proposal unlikely to effect existing brownfield land or vacant and derelict buildings	Some underutilised and vacant sites around the harbour area could be brought back into use.		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	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	+ 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	The harbour is historically the focal point of the town and rejuvenation of industrial, business and recreational uses would be suitable in this location.		+ 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	The harbour is historically the focal point of the town and rejuvenation of industrial, business and recreational uses would be suitable in this location.		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 archaeological may be present within the harbour area.	Archaeological assessment may be required with appropriate mitigation identified.	Archaeological assessment may be required with appropriate mitigation identified.	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	There are several listed buildings (including the harbour pier) in close proximity but these are historically associated with harbour uses so the integrity should be preserved.	Ensure any development is designed in a way that respects the historical context of h area.	

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	The site adjoins the Pulteneytown Conservation Area but this is historically associated with harbour uses so the integrity should be preserved.	Ensure any development is designed in a way that respects the historical context of h 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	The harbour is historically the focal point of the town and rejuvenation of industrial, business and recreational uses would be suitable in this location.		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>The site adjoins the Pulteneytown Conservation Area but this is historically associated with harbour uses so the integrity should be preserved.</p>	<p>Ensure any development is designed in a way that respects the historical context of h area.</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>
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Proposed Plan Site Name: WK22: Wick Harbour (Sites at South Head)
Settlement: Wick
Site size (ha): 1.2

WATER/DRAINAGE CONSTRAINTS	Pre-Mitigation score	Comments	Mitigation	Post Mitigation Score
1a	x Not Applicable	Adjoins Wick Bay which is rated as Good.		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	Harbour proposals include an additional breakwater and harbour space which would directly impact on the shoreline.	Relevant surveys required and early engagement with SEPA and Marine Scotland to identify potential mitigation measures.	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	<p>- 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</p>			<p>- 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</p>
3a	<p>- Some of the site (<50%) is within an area of known flooding or within an indicative area of medium to high flood risk</p>	<p>Risk of coastal flooding</p>	<p>Relevant surveys required and early engagement with SEPA and Marine Scotland to identify potential mitigation measures.</p>	<p>0 Development is unlikely to have any significant effects on any water bodies or water supply source</p>
4a	<p>-- The site is in an area of significant coastal erosion and/ or Will have a significantly negative impact on coastal erosion</p>	<p>Nature of the potential development means that mitigation will be required to prevent coastal erosion.</p>	<p>Flood risk assessment to be carried out and appropriate mitigation identified to limit coastal erosion.</p>	<p>0 Due to scale or type of proposal there is unlikely to be any impact on existing Coastal erosion issues</p>

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	East Caithness Cliffs SPA is approx 600m to the east. Due to the industrial history of the site further development is unlikely to affect the SPA.		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	Long Berry SSSI approx 500m to the east but geological integrity is unlikely to be affected.		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	Potential for otters and other protected species to be present due to coastal location	Relevant species surveys to be carried out.	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	Due to the site forming part of the shoreline there may be some habitat connectivity concerns.	Relevant habitat 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
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 is narrow in sections	Upgrading of sections of the road will be necessary	0 Proposal would be easily accommodated by existing Road Network
7b	+ Opportunity to improve local access issues	Better access to South Head		+ Opportunity to improve local access issues

8a	++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution			++ Within walking distance of large service centre containing a wide range of large services such as supermarket, pub, restaurant, wide choice of shops, secondary school, railway station and bus services and/or development will make a significant contribution
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			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	- Proposal would have a minor negative impact on the quality of existing open space or access networks	At present there are formal core paths which run through South Head. However the vision of the Caithness LP has never fully been delivered. The path network was damaged during the recent storms.	Protection/enhancement/re-routing of the core path.	0 Unlikely to have any impact on existing open space
10b	- Proposal would result in minor loss in open space	At present there are formal core paths which run through South Head. However the vision of the Caithness LP has never fully been delivered.	Protection/enhancement/re-routing of the core path.	0 There will be no net increase 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	At present there are formal core paths which run through South Head. However the vision of the Caithness LP has never fully been delivered. Potential to sever sections of the core path.	Protection/enhancement/re-routing of the core path.	0 Utilises or is in close proximity to existing connections

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	At present there are formal core paths which run through South Head. However the vision of the Caithness LP has never fully been delivered. Potential to severe sections of the core path.	Protection/enhancement/re-routing of the core path.	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	Redevelopment of former quarry and former refuse site.		++ Significant/large scale redevelopment of brownfield land and/or existing buildings
11b	- Potentially contaminated land or small amount of contaminated soil identified on site	Redevelopment of former quarry and former refuse site where there is likely to be high levels of contamination	Uses will likely be less sensitive and contamination assessments require with appropriate mitigation.	+ Will remediate minor contamination or small scale contamination onsite

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	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	- 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	The coastline has been used for industrial uses almost as far as east Scarf's Craig. There has been some return to a more natural environment over the past few decades but harbour related uses will not have a significant impact	High quality design. Siting and design guidance expected to be prepared for on-shore development relating to marine renewables sector.	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	The coastline has been used for industrial uses almost as far as east Scarf's Craig. There has been some return to a more natural environment over the past few decades but harbour related uses will not have a significant impact	High quality design. Siting and design guidance expected to be prepared for on-shore development relating to marine renewables sector.	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>- Development of site would have a minor negative impact on a cultural heritage designation's wider setting</p>	<p>Site is close to B-listed South Pier Lighthouse.</p>	<p>Siting and design should respect nature of the lighthouse.</p>	

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	Pulteneytown Conservation Area within about 400 metres.		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	The coastline has been used for industrial uses almost as far as east Scarf's Craig. There has been some return to a more natural environment over the past few decades but harbour related uses will not have a significant 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	<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>
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Proposed Plan Site Name: WK23: Wick Industrial Estate
Settlement: Wick
Site size (ha): 16.8

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			- 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			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	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			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	Possible access issues depending on use		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			+ 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	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	?? Unknown			?? 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	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	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			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			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			

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	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

Proposed Plan Site Name: WK25: West George Street
Settlement: Wick
Site size (ha): 0.4

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	The sites are unlikely to support much wildlife as the building is boarded up and the field is surrounded by built development.		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	0 Unlikely to be any impact on national or local conservation (including Geodiversity) sites due to nature or scale of proposal	Tree preservation order for the Miller St/Robert St area.	Add to the existing TPO area.	+ proposal will help safeguard a national, local conservation or geodiversity site
5d	- Tree removal /afforestation required of non protected woodland. localised and medium/short term	Some mature woodland around the edges	Safeguard mature trees.	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	Features including watercourses and old buildings	Bat survey required is buildings are to be demolished.	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	+ 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			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	Former steam saw mill building which is vacant. Renovation and reuse of the building would make an improvement to the area.	Avoid demolition and ensure a high quality design.	+ 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 Sawmill (CA-TMB-1012) and Garage (CA-GAR-1129).	Site Investigation maybe required.	O Scale or type of proposal unlikely to effect contaminated land
11c	- Small scale use of greenfield land			- Small scale use of greenfield land
11d	+ Minor redevelopment of brownfield land and/or existing buildings	Former steam saw mill building which is vacant. Renovation and reuse of the building would make an improvement to the area.	Avoid demolition and ensure a high quality design.	+ 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	- Will cause a minor loss of 3.1 or 3.2 agricultural land or good quality croft land	Loss of 3.2 land but doesn't appear to be part of a farm anymore.		- 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	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			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			O 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				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	Former saw mill of historic interest.	Buildings fronting Robert Street also of historic interest and these should be retained where practicable. Recording will be required prior to any redevelopment.	
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	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