

**West Highland & Islands  
Local Development Plan**

Site Assessments  
Wester Ross & Lochalsh

February 2016

# WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

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<b>Settlement:</b> Ullapool		<b>GIS Site Ref:</b> 306 <b>Pre-MIR Site Ref:</b> WRLP/H1 <b>MIR Site Ref:</b> UPH1
<b>Site Name:</b> Woodland area by Quarry Access	<b>OS Grid Ref:</b> 212566; 895240	<b>Site size (ha):</b> 7.7
<b>Source of site suggestion:</b> North West of Morefield Industrial Estate	<b>Site History (local plan and planning applications):</b> Much of site allocated for housing in current local plan (Ref:H1, capacity 10 units) No history of planning applications	
<b>Current Use:</b> Rough grazing	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred for housing

### Location Plan



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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Small water course adjacent to eastern boundary of site. However it is not a baseline waterbody and therefore will not result in a change of status of a water body as identified in the RBMP		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	Small water course adjacent to eastern boundary of site.		

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	However given size and location of water course development of the site is unlikely to result in a direct physical impact on the water environment.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	--Proposal is a significant distance from existing centres of population/services/transport	The site lies approximately 1.4km from the centre of	Extension of footway to run from site to village centre.	-Proposal is fairly isolated from existing centres and provision and would have a localised minor

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections and will be likely cause a significant increase in use of private car (Co2 emissions)	Ullapool. It is isolated from the town by the river, golf course and burial ground.	Relocation/additional bus stop adjacent to site. However, given the distance to centre many new residents are likely to use private car.	negative impact on emissions which would be difficult to mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development likely to be fairly low density		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is close to an indicative area of medium to high flood risk	Small watercourse on eastern boundary of site.	FRA may be required depending on layout of development. New crossing of small watercourse likely to be required and may need to be assessed.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere	Site is on a slope therefore may result in run off of surface water	DIA to ensure surface water is adequately dealt with	0 = Development of the site would have no impact on flood risk elsewhere
4	To what extent will	X = Not applicable, site is not			



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	the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or			

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	designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			

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	grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present	Habitat indicates protected species may be present	Species surveys and mitigation where necessary	0 = Unlikely to be any impact on protected species after mitigation
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Proposal is currently rough ground and surrounded mostly by countryside	Provide shrub/hedge planting. Ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity after mitigation
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a	- South facing but very limited shelter from existing vegetation	Existing vegetation is limited to broom	Provide shelter belt planting	0 = Partially sheltered sited by topography or vegetation

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	sheltered position and provide opportunities for solar gain  Significant slope / changes in level?				
7a	Road network capable of accommodating traffic generated?	0 = Proposal could be accommodated by existing road network	Capacity within local road network	Transport statement to demonstrate road network has capacity to accommodate the development	
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Development likely to require reconfiguration of local road network	Transport statement  Parking Strategy  Consider Safer Routes to School	0 = Proposal in close proximity to utilise existing connections and access
8	Education  Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Ullapool Primary School is 69% of capacity and is forecasted to fall to around 60% by 2028/29.  Current roll at Ullapool High is 40%, it is forecasted to rise to 49% by 2028/29.		

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9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead electricity lines and pylons traverse the site; industrial estate directly east of site	Buffer between pylons and development or underground wires. Buffer between site and industrial allocation to north – although may not be sufficient to mitigate all impacts. For example noise and odour.	- “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by	- Site is affected by minor constraints which mean it is unlikely to be delivered in the	Much of the site is allocated in the current local plan for housing. The	Compensatory planting, peat management plan, ground water	- With mitigation constraints are likely to be time consuming to overcome which mean the site is unlikely to be delivered in the

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	the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	early part of the LDP timeframe	landowner has indicated they now wish the site to be enlarged and continue to be allocated for housing. Presence of, peat and ground water dependant eco systems as well requirement for sensitive design are likely to constrain development on the site.	dependant eco systems management plan, landscape and visual impact assessment, high quality design	early part of the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Site is limited to residential use		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space, it is not public space from which the public derive any amenity value		

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10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Provides opportunity to link to existing green networks		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	- Proposal would result in adverse impacts to the existing path network, for example by affecting the amenity of a route	A right of way traverses a western section of the site	Maintain path within development; ensure amenity is protected	0 = Proposal will have no impact on the existing path network after mitigation.
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils on the site and if so, will the	0 = No record of contaminated soils on site			

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	proposal reduce contamination?				
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Small parts of the site are greenfield	Areas of open space will be required as part of the development consistent with the Council's supplementary guidance	+ With mitigation proposal will provide new areas of useable open space
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = No opportunities to redevelop existing buildings			
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	None of the site is identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping. However SEPA have identified that peat and that	A Peat Management Plan will be required, this should demonstrate any areas of the site where development may be limited due to deep peat and how impacts on peat have	-With mitigation likely to result in minor disturbance of carbon rich soils/wetlands



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			ground water dependant terrestrial eco systems are likely to be a limiting factor on development	been minimised. To mitigate impacts on GWDTE a habitat survey will be required; this should demonstrate the area of the site that can be developed may be limited due to the presence of wetlands and how impacts on wetlands, including those surrounding the site, have been minimised.	
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	The site has a land capability of 5.3 which means it has very limited productivity. There is no evidence of the site being in crofting tenure		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill

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13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Site is close to residential areas		
<b>Landscape</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The site lies approximately 1.3km from a wild land area. However given this distance and intervening features its qualities are unlikely to be affected.		
15b	To what extent is the	-- proposal fails to relate to	Proposal is located	Landscape and visual impact assessment,	- With mitigation proposal

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	<p>proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>current settlement pattern and density</p>	<p>within backdrop of well defined hills and steep slopes that reinforce containment and well defined ridge of settlement. The Wester Ross Landscape Capacity Study does not support development above this change in level, which forms a distinctive edge to the settlement, reinforcing containment to building and a strong sense of integrity between the town and its natural setting</p>	<p>low density development, high design quality, structural planting</p>	<p>partially could partially relate to current settlement pattern and density</p>
15c	<p>To what extent will the proposal be visually intrusive?</p>	<p>-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view</p>	<p>See 15b</p>		

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Cultural Heritage					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site could have a minor negative impact on a locally important upstanding remains	Possibility of upstanding remains	Rapid walkover survey in advance of development to identify upstanding remains and potential for sub-surface features.	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			

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	Landscape?				
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

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<b>Settlement:</b> Ullapool		<b>GIS Site Ref:</b> 161 <b>Pre-MIR Site Ref:</b> CfS/UP01 <b>MIR Site Ref:</b> UPH2
<b>Site Name:</b> Former Glenfield Hotel	<b>OS Grid Ref:</b> 212906; 894758	<b>Site size (ha):</b> 1.9
<b>Source of site suggestion:</b> Kate Copestake	<b>Site History (local plan and planning applications):</b> Southern section allocated in existing local plan for housing (ref: H5) Current application pending for infrastructure to serve housing development (49 units)	
<b>Current Use:</b> Vacant, brownfield	<b>Proposed Use:</b> Housing/Hotel	<b>MIR Status:</b> Preferred for housing

### Location Plan



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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	No ditches, streams, rivers, lochs or the sea on or directly		



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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	adjacent to the site		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is <2ha		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	++ Proposal is within walking distance to an existing centre of a large population/wide range of	The site lies close to village centre where schools, shops and		

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	services/extensive travel connections which will help to sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	other facilities are located. Existing footways provide links to village centre.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	Development likely to be fairly high density, however it is not close to any known planned future sources of heat supply.	Seek opportunities to connect to heat supply sources	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk and site has a history of flooding	Former hotel has flooded in the past due to undersize culvert.	FRA required to identify measures to reduce or manage flood risk at the site without increasing risk elsewhere as a result.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact	0 = Development of the site would have no impact on flood			

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	the risk of flooding elsewhere?	risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of	- Development of site would result in minor loss of non designated interests	Existing trees are a prominent feature along North Road and Old Moss Road which help to provide a well established setting for any re-development of the site.	Retention of boundary trees, particularly along the eastern boundary.  Tree constraints plan, arboricultural impact assessment and tree protection plan.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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	high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	No evidence to indicate protected species may be present		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	The former Glenfield Hotel has recently been demolished and resulted in much the site becoming brownfield. Northern and southern parts of the site however are greenfield and lie between two green areas of Ullapool. There is potential	Provide shrub/hedge planting. Ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity after mitigation

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			therefore that the development of the entire site could fragment this wildlife corridor.		
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating traffic generated?	0 = Proposal could be accommodated by existing road network	Capacity within local road network	Transport statement to demonstrate road network has capacity to accommodate the development	
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Development likely to require reconfiguration of local road network	Transport statement Parking Strategy Consider Safer Routes to School	0 = Proposal in close proximity to utilise existing connections and access

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8	<p>Education</p> <p>Is there capacity in relevant primary school and secondary school?</p>	<p>+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s</p>	<p>Current roll at Ullapool Primary School is 69% of capacity and is forecasted to fall to around 60% by 2028/29.</p> <p>Current roll at Ullapool High is 40%, it is forecasted to rise to 49% by 2028/29.</p>		
9a	<p>Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)</p>	<p>0=proposal is unlikely to be affected by physical or bad neighbour constraints</p>			
9b	<p>What level of work would be required to connect to a public water supply and waste drainage system?</p>	<p>0=Public water/waste water and mains connection available on site or within 200m of the site</p>			

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9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Sufficient capacity			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	Part of the site is allocated in the existing local plan and the principle of housing on the remainder of the site is acceptable. The site is in the ownership of a party that is expected to release it for development. A planning application for roads, servicing etc. is currently pending determination.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Likely to create some employment opportunities		



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<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Parts of the site are open space, however it is not public space from which the public derive an amenity value		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Provides opportunity to link to existing green networks		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	There are opportunities to link to existing footways and a core path which lies to the east of the site		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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11a	Is brownfield land present onsite?	+ + Significant/large scale redevelopment of brownfield land	Much of the site was occupied by the former Glenfield Hotel. The proposal provides an opportunity for this land to be redeveloped.		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site	No records of any potentially contaminative sources on/offsite that would have an impact on the development proposal		
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Small parts of the site are greenfield	Areas of open space will be required as part of the development consistent with the Council's supplementary guidance	+ With mitigation proposal will provide new areas of useable open space
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure	0 = Limited opportunities to redevelop existing buildings	The former Glenfield Hotel has now been demolished. This building was of limited architectural merit and therefore unlikely		

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	or recycle or recover existing on-site materials/resources?		to be suitable for re-use. Two buildings remain on site that are also unsuitable for re-use due to their limited architectural merit and to allow comprehensive redevelopment of the site.		
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	None of the site is identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	N/A – site is not green field	Majority of site is not greenfield; greenfield parts of site have no potential for crofting or agricultural use due to their small size		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste.	Provide recycling facilities on site, however there will still be some residual	- Will cause an increased amount of waste going to landfill

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				waste only suitable for landfill.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Site is for residential use and therefore not suitable for waste management activities.		

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Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ 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 and proposal is comparable current settlement pattern and density	Site is largely brownfield and located close to the centre of Ullapool.	Opportunity for site layout to strengthen the formality of the street pattern. The current layout proposed for the site has potential for improvement in terms of density, connections and house design.	+ + 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 and proposal contributes strongly to the settlement's sense of place in terms of pattern and density
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Site is brownfield. It was previously occupied by a hotel that comprised a combination of buildings that were between one and two stories in height. The Wester Ross Landscape Capacity Study identifies that the site has capacity to absorb development without significant adverse visual impacts.		
<b>Cultural Heritage</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			

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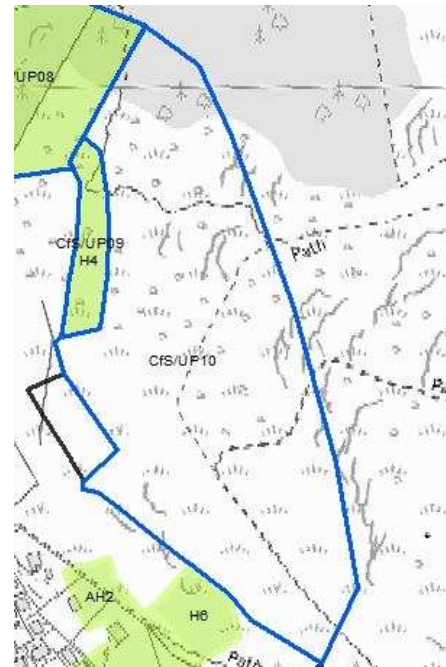
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			



## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Ullapool		<b>GIS Site Ref:</b> 213 & 177 <b>Pre-MIR Site Ref:</b> CfS/UP09 & CfS/UP10 <b>MIR Site Ref:</b> UPH3 & UPH6
<b>Site Name:</b> Rear of Broomhill and Ullapool East	<b>OS Grid Ref:</b> 213,064; 894,838	<b>Site size (ha):</b> 9.7
<b>Source of site suggestion:</b> Rhidorroch Estate	<b>Site History (local plan and planning applications):</b> None	
<b>Current Use:</b> Greenfield	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred (UPH3) and Non-preferred (UHH6)

### Location Plan



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Photographs (if available)

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Waterbodies present are non-baseline		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water	Only small watercourse adjacent to sites. Development unlikely to have		

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	the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	any impact.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on	UPH3 located close to existing transit connections and path network, as well as		

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	travel and public transport? What will the proposals impact on carbon emissions?	travel/access provision and CO2 emissions	community facilities. UPH6 slightly further.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Housing development unlikely to have significant impact		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	UPH3 may have surface water flooding issues which should be addressed through the site drainage arrangements. Topography of U6 means small watercourse adjacent is unlikely to pose significant risk.	Full DIA required for UPH3.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact	- Development of the site could result in a small increased risk of	Topography of UPH6 could impact	Care should be taken with site drainage to	0 = Development of the site would have no impact on flood

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	the risk of flooding elsewhere?	flooding elsewhere	downslope developments	ensure areas downslope are not adversely affected.	risk elsewhere
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

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	designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich	<ul style="list-style-type: none"> <li>- - Development of site would result in significant loss of non designated interests for UPH6</li> <li>- Development of site would result in minor loss of non designated interests for UPH3</li> </ul>	Development could impact native wood plantation in northern sections of both sites	Should proposals involve the permanent removal of woodland, this will need to be assessed against the SG policy on the Control of Woodland Removal. Should a proposed change in land use be acceptable, this will most likely be subject to Compensatory Planting, details of which will need to be submitted in support of any planning application.	- Development of site would result in minor loss of non designated interests

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	grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present but licence not required due to ability to mitigate	Native woodland could be habitat to protected species	Wildlife survey may be required. Impact could be mitigated through careful site design.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Removal of woodland could have negative impact on Broomhill wildlife’s access to river	Careful site layout would mitigate this issue	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site.	Site slopes to west and sheltered by		

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	sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	Opportunity to provide shelter belts etc.	vegetation.		
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Intensification of use of existing private track could create conflict with vehicles coming from Old Moss Road.	Upgrade to private track will be needed.	0 = Proposal would be easily accommodated by existing road network with mitigation
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Access must be through site UPM1	Developer needs to create access road on site UPM1 prior to development	0 = Proposal in close proximity to utilise existing connections and access
8	Education  Is there capacity in relevant primary school and secondary school?	+ + Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s	High school declining and primary school operating at >50%, with no significant increase projected		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause	Quarry located northeast of sites. Powerlines run up west side of UPH6 and	Constraints may make site less attractive for development. Mitigation may be	- Some servicing constraints that could be mitigated and/or “Bad neighbour” nearby that is incongruous to the proposed use



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	pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	minor disturbance	bisect UPH3	needed if development occurs in Northeast corner of UPH6	and could cause minor disturbance
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Waste and water network located within 100m of both sites		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW has capacity of 300 housing units. STW has capacity of 270		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination,	-- UPH6 is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe  - UPH3 is affected by minor constraints which mean it is unlikely to be delivered in the	UPH6 constrained by woodland, significant grade of slope, access and powerlines. UPH6 constrained by powerlines. Both are in early stages of planning.	Assess ways to mitigate impact of powerlines	-- UPH6 is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe  0 = UPH3 is free from major constraints and therefore likely to be capable of being delivered

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	deficit funding or infrastructure)	early part of the LDP timeframe			within the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Development could create temporary construction jobs		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Development of H6 would be fragmented due to nature of terrain, would reduce open space on hillside	Careful compact development could mitigate some loss of open space	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Paths on south and east sides of site, linking Ullapool with natural area	Opportunity to further development green network and increase connectivity with paths.	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space
10c	To what extent will the proposal facilitate active travel (walking and	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	See above		

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	cycling) comprising paths, cycle paths, coastal paths and rights of way?				
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	A sheepfold is present at NGR 214562, 892893 in UPH3	A site investigation for sheep dip chemicals may be required in this area.	- Potentially contaminated land or small amount of contaminated soil identified on site
11c	Will the proposal result in the loss of greenfield land?	- - Large-scale use of Greenfield land	Entire site greenfield		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

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	or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	Peat likely to be a limiting factor on development	Development required to design layout to avoid areas of peat and wetland	-Minor disturbance of carbon rich soils/wetlands
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land or locally important croft land	Small section of southwest corner of H6 rated 4.2	Appropriate site layout should mitigate loss of agricultural soils.	0= Site is not on high quality agricultural soils or croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Development likely to result in increase of residential waste.	Provide recycling facilities	0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

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	and could it therefore compromise the waste handling operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management	Site appropriate for residential use only.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			

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	be affected – including National Scenic Areas and Special Landscape Areas?				
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>- - H6 is of a scale or nature that would result in a significant negative effect on qualities of landscape interest</p> <p>- H3 is of a scale or nature that would result in a minor negative effect on qualities of landscape interest</p>	<p>H6 is located on a steep gradient slope. Development would be highly visible and due to physical restraints, would be low density and spread throughout hillside. H3 would be significantly less visible and development could occur more densely.</p>	<p>Careful site layout could mitigate negative impacts on H3</p>	<p>- - H6 is of a scale or nature that would result in a significant negative effect on qualities of landscape interest</p> <p>0 = Location, scale or nature of H3 unlikely to have any effects on qualities of landscape interest</p>
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing</p>	<p>- 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 and</p>	<p>Both developments would expand Ullapool’s containment boundaries, U6 significantly. Would affect setting of Ullapool due to</p>		

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	townscape and character of surrounding area?	proposal partially relates to current settlement pattern and density	visibility.		
15c	To what extent will the proposal be visually intrusive?	- - U6 would be visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view  - U3 would be visually intrusive in wider general scenery	See above		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting		A rapid survey may be required depending on location to identify any upstanding remains.	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			0 = Will not impact any listed buildings due to nature, scale or location of proposal

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			-



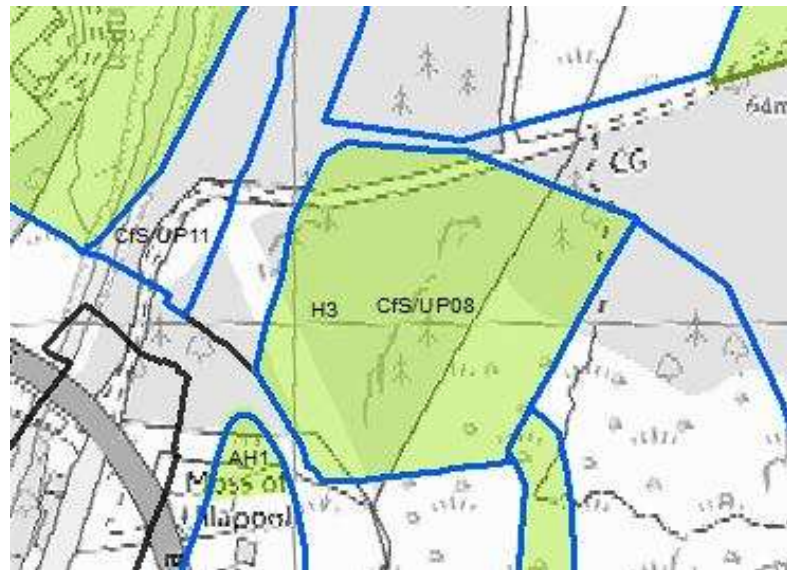
**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			
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## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Ullapool		<b>GIS Site Ref:</b> 129 <b>Pre-MIR Site Ref:</b> CfS/UP08 <b>MIR Site Ref:</b> UPM1
<b>Site Name:</b> Woodland area by Quarry Access	<b>OS Grid Ref:</b> 212997; 894978	<b>Site size (ha):</b> 2.8
<b>Source of site suggestion:</b> Rhidorroch Estate	<b>Site History (local plan and planning applications):</b> Allocated for housing in current local plan (Ref:H3, capacity 10 units) Current permission (ref: 14/03466/PIP) for formation of three housing plots at western end of site	
<b>Current Use:</b> Woodland	<b>Proposed Use:</b> Housing or Industrial (for distillery)	<b>MIR Status:</b> Preferred for mixed use – business and housing

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	No ditches, streams, rivers, lochs or the sea on or directly		

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	adjacent to the site		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	0=Proposal is located close to existing provisions	The site lies approximately 600m from the centre of		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	accessed by active travel and public transport? What will the proposals impact on carbon emissions?		Ullapool. Existing footways connect.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development likely to be fairly low density		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk			
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to	X = Not applicable, site is not close to the coast			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	be affected by coastal erosion or natural coastal process?				
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Much of the site is occupied by trees. Although these trees are not contained in the inventory they do have some conservation and landscape value.	There is opportunity to develop within the existing open area to the south, although this does not include felled woodland awaiting restock. Should proposals involve the permanent removal of woodland, this will need to be assessed against the SG policy on the Control of Woodland Removal. Should a proposed change in land use be acceptable, this will most likely be subject to Compensatory Planting, details of which will need to be submitted in support	- Development of site would result in minor loss of non designated interests

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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				of any planning application.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present	Presence of woodland indicates protected species, particularly bats, may be present	Species surveys and mitigation where necessary	0 = Unlikely to be any impact on protected species after mitigation
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Proposal is currently woodland and rough ground and surround mostly by countryside	Provide shrub/hedge planting. Ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity after mitigation
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does	0 = South facing gradual slope, sheltered by vegetation			



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	<p>the proposal utilise a sheltered position and provide opportunities for solar gain</p> <p>Significant slope / changes in level?</p>				
7a	<p>Road network capable of accommodating traffic generated?</p>	<p>0 = Proposal could be accommodated by existing road network</p>	<p>Capacity within local road network</p>	<p>Transport statement to demonstrate road network has capacity to accommodate the development</p>	
7b	<p>Are there any access constraints or opportunities?</p>	<p>- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated</p>	<p>Development likely to require reconfiguration of local road network</p>	<p>Transport statement</p>	<p>- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated</p>
8	<p>Education</p> <p>Is there capacity in relevant primary school and secondary school?</p>	<p>+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s</p>	<p>Current roll at Ullapool Primary School is 69% of capacity and is forecasted to fall to around 60% by 2028/29.</p> <p>Current roll at Ullapool High is 40%, it is forecasted to rise to 49% by 2028/29.</p>		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead electricity lines and pylons traverse the site; potential for industrial allocation directly north	Buffer between pylons and development or underground wires. Buffer between site and industrial allocation to north – although may not be sufficient to mitigate all impacts. For example noise and odour.	- “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0=sufficient capacity			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by	- Site is affected by minor constraints which mean it is unlikely to be delivered in the	The site is allocated in the current local plan for housing. The western end of the	Compensatory planting, peat management plan, ground water	- With mitigation constraints are likely to be time consuming to overcome which mean the site is unlikely to be delivered in the

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	early part of the LDP timeframe	site has permission for three house plots. The landowner has indicated they now wish the site to be allocated for either housing or industrial use. Presence of forestry, peat and ground water dependant eco systems are likely to constrain development on the site.	dependant eco systems management plan.	early part of the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	By allocating the site for industrial use this would create some employment opportunities and a distillery may also bring wider benefits to the area, for example increasing visitor spend		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space, it is not public space from which the public derive any amenity value		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Provides opportunity to link to existing green networks		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ + Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities	There are opportunities to link to existing footways that lead to the village centre		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Part of the site was formally used as a quarry		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Part of the site was formally used as a quarry	Information on potential infilling at this quarry should be sought. Sites which have been infilled with potential waste will require investigation.	0 = mitigation will allow any contamination to be remediated
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Small parts of the site are greenfield	Areas of open space will be required as part of the development consistent with the Council's supplementary guidance	+ With mitigation proposal will provide new areas of useable open space
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = No opportunities to redevelop existing buildings			
12a	Is the site located on carbon rich soils including	-Some of the site (<50%) is within an area of carbon rich	None of the site is identified as nationally important carbon rich	A Peat Management Plan will be required, this should	-With mitigation likely to result in minor disturbance of carbon rich

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	peat/wetlands?	soils/peat/wetlands	soil, deep peat or priority habitat in the SNH consultation mapping. However SEPA have identified that peat and that ground water dependant terrestrial eco systems are likely to be a limiting factor on development	demonstrate any areas of the site where development may be limited due to deep peat and how impacts on peat have been minimised.  To mitigate impacts on GWDTE a habitat survey will be required; this should demonstrate the area of the site that can be developed may be limited due to the presence of wetlands and how impacts on wetlands, including those surrounding the site, have been minimised.	soils/wetlands
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	The site has a land capability of 5.3 which means it has very limited productivity. There is no evidence of the site being in crofting tenure		

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13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element	0= Site is not potentially suitable site for waste management activities	Site is close to residential areas		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	of the Planning for Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<b>Non designated landscape features and key landscape interests</b> To what extent will the proposal affect features of landscape interest, including the distinctive character	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The site lies approximately 1.3km from a wild land area. However given this distance and intervening features its qualities are unlikely to be affected.		



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ 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 and proposal reinforces current settlement pattern and density	The area of woodland offers the opportunity for well dispersed housing in a wooded setting		
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Site is relatively well contained provided some tree cover remains		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	Possibility of upstanding remains	A rapid survey may be required depending on location to identify any upstanding remains.	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Ullapool		<b>GIS Site Ref:</b> 125 <b>Pre-MIR Site Ref:</b> CfS/UP02 + CfS/UP03 <b>MIR Site Ref:</b> UPM2
<b>Site Name:</b> Ullapool Harbour Area	<b>OS Grid Ref:</b> 213033; 893964	<b>Site size (ha):</b> 3.7
<b>Source of site suggestion:</b> Ullapool Harbour Trustees and Highlands and Islands Enterprise	<b>Site History (local plan and planning applications):</b> Eastern harbour area allocated in current local plan for business and industry Ferry terminal recently upgraded History of renewal of permissions for temporary seasonal ticket offices	
<b>Current Use:</b> Harbour/Loch	<b>Proposed Use:</b> Marine infrastructure Improved access/boardwalk/pontoon access to marina development	<b>MIR Status:</b> Preferred for mixed use – business and tourism

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	The site lies within Loch Broom which is a baseline waterbody contained in the RBMP. Its status is currently good. It is not expected that the proposed development would have any impact on the status of this waterbody.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	++ Proposal is within walking distance to an existing centre of a large population/wide range of	Site lies adjacent to Ullapool's commercial		

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	services/extensive travel connections which will help to sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	facilities		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development of this nature unlikely to have a high heat demand		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk	The entire site is identified as being at risk of coastal flooding. This is to be expected given it is located within Loch Broom. Coastal 0.5%AP Flood Level = 4.04mAOD	Suitable for harbour compatible uses such as harbour infrastructure. FRA may be required to establish development design levels and mitigation if required. Other more sensitive uses unlikely to be acceptable	0 = Provided uses of site are limited to harbour compatible uses and FRA is undertaken where required

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.		



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	<b>Appraisal is likely be required</b>				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated	Large part of site lies within Wester Ross Marine Protection Area. However some form of development should be possible.	Need for impacts of development (including construction as well as any operational activities that arise from development) to avoid an adverse effect on the Marine Protection Area.	0 = After mitigation unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands,	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	Given site lies largely within Loch Broom no trees will be affected		

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	hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present	Protected species may be present within the site, particularly within the Marine Protected Area	Need for impacts of development (including construction as well as any operational activities that arise from development) to avoid an adverse effect on the Marine Protection Area.	0 = Unlikely to be any impact on protected species after mitigation
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	result in habitat fragmentation or greater connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site is within Loch Broom and therefore subject to a level of exposure. However the bay at Ullapool is relatively sheltered and therefore suitable for moorings.		
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Further consultation required with Transport Scotland	Potentially widening carriageway to reach ferry terminal	0 = Proposal could be accommodated by an upgraded road network
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	As above	As above	-Constraint to access that can be mitigated

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

8	Education Is there capacity in relevant primary school and secondary school?	X = Proposal would not directly result in school pupils			
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	X – the site use proposed does not require a connection			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	X – the proposed use of the site does not require a connection			

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9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	No known constraints associated with development of the site		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Likely to result in the creation of a limited number of jobs and increased visitor spend in the area		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Site does not comprise open space		
10b	To what extent will	N/A – Site will not impact upon	Site lies within Loch		

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	the proposal contribute to greater connectivity of open space?	open space	Broom		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	++ Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities	Site is adjacent to Ullapool Harbour which has facilities as well as Ullapool's commercial centre		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of	0 = Site is not greenfield land	Site is within Loch Broom		

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	greenfield land?				
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	Site is within Loch Broom		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Site is within Loch Broom		
13a	Will the proposal help meet the Zero	- Could cause an increased	Small boat owners are likely to dispose of	Provide recycling facilities on site or	

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	Waste Plan targets?	amount of waste going to landfill	waste when using the new moorings	near by. However still likely to result in a some additional waste going to landfill.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for	0= Site is not potentially suitable site for waste management activities			



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	Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>  To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<b>Non designated landscape features and key landscape interests</b>  To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest	There is currently a very attractive outlook over Loch Broom and mountains beyond from Ullapool Harbour. The introduction of moorings and a reclaimed area for the purpose of car parking will change this	Landscape and visual impact assessment. Mitigation where identified. However temporary nature of visual intrusion means it is unlikely there will be any lasting significant visual impacts.	0 = Nature of proposal unlikely to have any effects on qualities of landscape interest

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	the qualities of wild land and unspoiled coast		outlook. The moorings themselves are unlikely to have a significant impact, it is more likely that when they are occupied by boats the impact will be more significant.		
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	- Proposal partially relates to current settlement pattern	Ullapool was traditionally a fishing village. Over the years its harbour has expanded to also accommodate a passenger ferry and cruise ships. As such the nature of the proposal is an expansion of the facility that has developed over time. The nature of the proposal therefore is complementary to the pattern of the settlement. There is potential for landscape impact however, particularly in circumstances	As above	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape

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			where the new moorings are full		
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	As above	As above	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	- Development of site would have a minor negative impact on a conservation area and/or its wider setting	The northern boundary of the site overlaps with the southern boundary of Ullapool's	Design and access statement  Development should be sensitive to its location within and	

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			Conservation Area	close to Ullapool's Conservation Area	
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Ullapool		<b>GIS Site Ref:</b> 129 <b>Pre-MIR Site Ref:</b> CfS/UP07 <b>MIR Site Ref:</b> UPB1
<b>Site Name:</b> North of quarry access road	<b>OS Grid Ref:</b> 213099; 895261	<b>Site size (ha):</b> 7.3
<b>Source of site suggestion:</b> Rhidorroch Estate	<b>Site History (local plan and planning applications):</b> Countryside in current LDP No history of planning applications	
<b>Current Use:</b> Woodland/open ground	<b>Proposed Use:</b> Distillery (industrial/tourism)	<b>MIR Status:</b> Preferred for business and tourism

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

Photographs (if available)

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	The Ullapool River lies adjacent to the western boundary of the site. The status of this water body is high. SEPA have confirmed that the proposal is unlikely to have any impact on the status on this water body.		
1b	Will the proposal result in a direct physical impact on	-Development could have a localised minor negative impact	The Ullapool River lies adjacent to the western boundary of the site. The	A controlled activities regulations licence	0= Development is unlikely to have any significant effects on the water

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	on the water environment	status of this water body is high.  Use of the site as a distillery is likely to require some abstraction from the adjacent River Ullapool.	(CARS) will required to ensure abstraction does not reach unacceptable levels.	environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of	The site lies approximately 800m from the centre of Ullapool. It is on an	Provide footway connections to link with the existing path network, including	-With mitigation proposal is fairly isolated from existing centres and provision and would have a localised minor negative impact

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	travel and public transport? What will the proposals impact on carbon emissions?	private car (Co2 emissions)	elevated site which may discourage active travel.	the right of way that runs close to the southern boundary of the site.	on emissions which would be difficult to mitigation
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development likely to be fairly low density		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small area of surface water flood risk shown in south east corner of site. Northern and western boundaries adjacent to areas of fluvial flood risk from Ullapool River.	DIA may be required to address surface flood risk.  FRA may be required if development proposed very close to the river. However this can easily be avoided by setting back development as site rises steeply.	0 = Requirement for DIA and to set back development from Ullapool River will address flood risk



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3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	<b>Appraisal is likely be required</b>				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands,	-- Development of site would result in significant loss of non designated interests	This site comprises open areas and mature trees. Some of the trees comprise native woodland and others are of high conservation and landscape value.	There is opportunity to develop within the existing open area, although this does not include felled woodland awaiting restock. Should proposals involve the permanent removal of woodland, this will need to be assessed against the SG policy on the Control of Woodland Removal.	- By avoiding development on areas of quality woodland and providing compensatory planting proposal is likely to result in minor loss of non designated interests

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	hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands			Should a proposed change in land use be acceptable, this will most likely be subject to Compensatory Planting, details of which will need to be submitted in support of any planning application.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present	Presence of woodland and water course indicates protected species, particularly bats, may be present	Species surveys and mitigation where necessary	0 = Unlikely to be any impact on protected species after mitigation
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Proposal is currently woodland and rough ground and surround mostly by countryside	Provide shrub/hedge planting. Ensure wildlife corridors are provided into adjacent wider	0 = Unlikely to be any impact on habitat connectivity after mitigation

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	fragmentation or greater connectivity?			countryside.	
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	0 = South facing gradual slope, sheltered by vegetation			
7a	Road network capable of accommodating traffic generated?	0 = Proposal could be accommodated by existing road network	Capacity within local road network	Transport statement to demonstrate road network has capacity to accommodate the development	
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Intensification of use of existing private track could create conflict with vehicles coming from Old Moss Road.	Upgrade to private track will be needed.	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8	Education	X = Proposal would not directly			

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	Is there capacity in relevant primary school and secondary school?	result in school pupils			
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead electricity lines and pylons traverse the site; adjacent to Morefield Quarry which has a controlled activities regulation licence and pollution prevention and control licence	Buffer between pylons and development or underground wires.	0=with mitigation proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0=sufficient capacity			
9d	Is the site likely to be delivered within the	- Site is affected by minor constraints which mean it is	Presence of forestry, peat and ground	Compensatory planting, peat	0 = With mitigation the site is free from major constraints and

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	LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	unlikely to be delivered in the early part of the LDP timeframe	water dependant eco systems are likely to constrain development on the site.	management plan, ground water dependant eco systems management plan.	therefore likely to be capable of being delivered within the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	By allocating the site for industrial use this would create some employment opportunities and a distillery may also bring wider benefits to the area, for example increasing visitor spend		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space, it is not public space from which the public derive any amenity value		
10b	To what extent will	+ Improves/enhances green	Provides opportunity		

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	the proposal contribute to greater connectivity of open space?	network connectivity, or key access network and/or improved access to open space	to link to existing green networks		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ + Proposal provides significant opportunities to link the wider path network to reach a range of services and facilities	There are opportunities to link to existing footways that lead to the village centre and recreational routes. A right of way lies close to the southern boundary of the site and a core path lies at its south east corner. There is an opportunity to connect to these paths.		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	A former refuse tip known as King's Quarry is located onsite. Two small gravel pits are located at the southern	A site investigation of this area would be required.  Information would be sought regarding	+ Minor redevelopment of brownfield land

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			boundary of the site.	potential infilling of the pits.  Other parts of the site outwith the tip and gravel pits may not require investigation.	
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	A former refuse tip known as King's Quarry is located onsite. Two small gravel pits are located at the southern boundary of the site.	Information on potential infilling at this quarry should be sought. Sites which have been infilled with potential waste will require investigation.	0 = mitigation will allow any contamination to be remediated
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Parts of the site are greenfield		-Small scale use of greenfield land which cannot be mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = No opportunities to redevelop existing buildings			



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12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	None of the site is identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping. However SEPA have identified that peat and that ground water dependant terrestrial eco systems are likely to be a limiting factor on development	A Peat Management Plan will be required, this should demonstrate any areas of the site where development may be limited due to deep peat and how impacts on peat have been minimised.  To mitigate impacts on GWDTE a habitat survey will be required; this should demonstrate the area of the site that can be developed may be limited due to the presence of wetlands and how impacts on wetlands, including those surrounding the site, have been minimised.	-With mitigation likely to result in minor disturbance of carbon rich soils/wetlands
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or	0= Site is not on high quality agricultural soils or croft land	The site has a land capability of 5.3 which means it has very limited productivity. There is no evidence		

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	locally important croft land?		of the site being in crofting tenure		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent	0= Site is not potentially suitable site for waste management activities	Distillery includes provision for a visitor centre therefore unlikely to be a suitable site for waste management.		

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	will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<b>Non designated landscape features and key landscape interests</b> To what extent will the proposal affect features of	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The site lies just under 1km from a wild land area. However given this distance and intervening features its qualities are unlikely to be affected.		

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	landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	- Development poorly orientated from key services and proposal partially relates to current settlement pattern and density	The location is generally appropriate in relation to adjoining uses and the settlement pattern of Ullapool. The elevated nature of the site will mean that it will be visible in longer views of Morefield from the village.	High standard of design and appropriate attention given to finished materials and landscaping.	0 = With mitigation will have a very minimal impact on the landscape
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	As above	As above	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	Possibility of upstanding remains	A rapid survey may be required depending on location to identify any upstanding remains.	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory	0= Will not impact any historic battlefield due to nature, scale			

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	Historic Battlefield?	or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Ullapool		<b>GIS Site Ref:</b> <b>Pre-MIR Site Ref:</b> CfS/UP17 <b>MIR Site Ref:</b> UPI1
<b>Site Name:</b> Morefield North	<b>OS Grid Ref:</b> 211610; 896048	<b>Site size (ha):</b> 3.3
<b>Source of site suggestion:</b> Morefield Crofters	<b>Site History (local plan and planning applications):</b> Countryside in current local plan	
<b>Current Use:</b> Forestry	<b>Proposed Use:</b> Industry	<b>MIR Status:</b> Preferred for industry

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No ditches, streams, rivers or lochs or the sea on or directly adjacent to the site		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water	No ditches, streams, rivers or lochs or the sea on or directly		



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	the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	adjacent to the site		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	--Proposal is a significant distance from existing centres of population/services/transport connections and will be likely	The site lies approximately 2.5km from the centre of Ullapool. It is isolated	Limited mitigation possible, there is currently no footway to the village centre	--Proposal is a significant distance from existing centres of population/services/transport connections and will be likely

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	travel and public transport? What will the proposals impact on carbon emissions?	cause a significant increase in use of private car (Co2 emissions)	from the town by the river, golf course and burial ground.	and given the distance and proposed use it would be unreasonable to request a footpath as a developer requirement. However given the nature of the proposal it would be expected that many vehicle movements would be of a business nature.	cause a significant increase in use of private car (Co2 emissions)
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Unknown at this stage if type of industrial development proposed would be heat intensive		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is close to an indicative area of medium to high flood risk	Small areas of pluvial flooding identified within site.	Drainage Impact Assessment may be required	0 = Requirement for Drainage Impact Assessment will address flood risk
3b	Could development of the site impact the risk of flooding	- Development of the site could result in a small increased risk of	Site is on a slope therefore may result in run off of surface	DIA to ensure surface water is adequately	0 = Development of the site would have no impact on flood

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	elsewhere?	flooding elsewhere	water, particularly after deforestation	dealt with	risk elsewhere
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of	- - Development of site would result in significant loss of non designated interests	The entire site is occupied by native woodland		

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	high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present	Habitat indicates protected species may be present	Species surveys and mitigation where necessary	0 = Unlikely to be any impact on protected species after mitigation
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Proposal is plantation woodland surrounded by countryside	Provide shrub/hedge planting. Ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity after mitigation
<b>Site Deliverability/ Sustainability</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Site is south facing and occupied by woodland		
7a	Road network capable of accommodating traffic generated?	0 = Proposal could be accommodated by existing road network	Capacity within local road network	Transport statement to demonstrate road network has capacity to accommodate the development	
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Development likely to require access upgrade to improve visibility	Transport statement	- Constraint to access that can be mitigated
8	Education  Is there capacity in relevant primary school and secondary school?	X = Proposal would not directly result in school pupils			
9a	Is the site limited	0=proposal is unlikely to be	Waste transfer station		

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	due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	affected by physical or bad neighbour constraints	lies approximately 600m north of the site. Given site is proposed to be allocated for industrial use it is not expected that the proximity of the waste transfer station is a significant constraint		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints:	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Site is currently occupied by forestry shown as native forestry. Much of this forestry would require to be felled to	Compensatory planting	- With mitigation development is likely to be delivered in the early part of the LDP timeframe

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	ownership; physical, contamination, deficit funding or infrastructure)		facilitate development. However many of the existing business and industrial allocations are fully occupied in Ullapool and therefore there is likely to be demand for development on this site.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Development of site for industrial use will create new employment opportunities		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space, it is not public space from which the public derive any amenity value		
10b	To what extent will the proposal	+ Improves/enhances green network connectivity, or key	Provides opportunity to link to existing		



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	contribute to greater connectivity of open space?	access network and/or improved access to open space	green networks		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	Proposal is a significant distance from the centre of Ullapool and therefore unlikely to facilitate active travel. Links to existing paths are some distance from the site.	Limited mitigation possible, there is currently no footway to the village centre and given the distance and proposed use it would be unreasonable to request a footpath as a developer requirement. However given the nature of the proposal it would be expected that many vehicle movements would be of a business nature.	0 = Proposal will have no impact on the existing path network after mitigation.
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or			

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		location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Small parts of the site are greenfield	Areas of open space will be required as part of the development consistent with the Council's supplementary guidance	+ With mitigation proposal will provide new areas of useable open space
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = No opportunities to redevelop existing buildings			
12a	Is the site located on carbon rich soils including	0=Site is not located within an area of known carbon rich soils/peat/wetland	None of the site is identified as nationally important carbon rich		

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	peat/wetlands?		soil, deep peat or priority habitat in the SNH consultation mapping.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	The site has a land capability of 5.3 which means it has very limited productivity. There is no evidence of the site being in crofting tenure		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = Use proposed unlikely to affect waste management site	Morefield Waste Transfer Station lie approximately 600m north of the site		

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13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	+ Proposal is generally located close to waste producers	As the site is allocated for industrial use and it is distant from residential properties there may be some scope for waste management activities to be developed within the site		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>  To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			

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15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p>	<p>The site lies approximately 1.3km from a wild land area. However given this distance and intervening features its qualities are unlikely to be affected.</p>		
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>- 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 and proposal partially relates to current settlement pattern and density</p>	<p>Proposal is located some distance from the centre of Ullapool. Potential for significant landscape impact as site is situated on a relatively high hillside and is visible in long distance views</p>	<p>Retain some woodland to help screen and filter views of the development</p>	<p>- With mitigation proposal partially could partially relate to current settlement pattern and density</p>

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15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	See 15b		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			

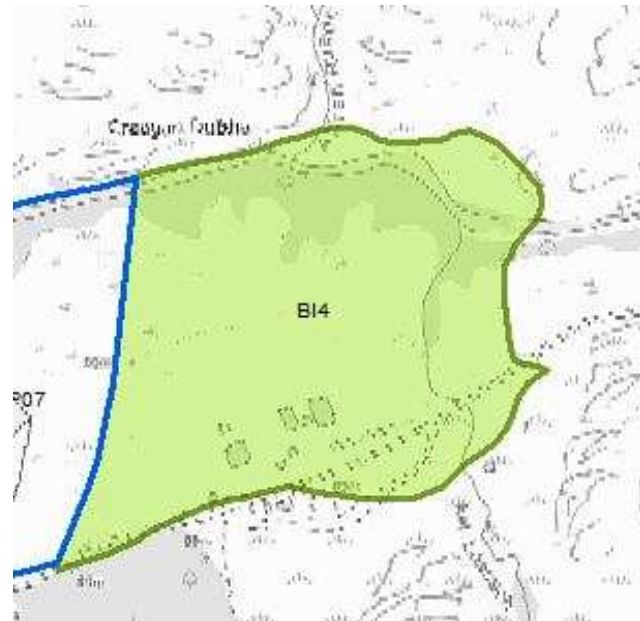
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16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Ullapool		<b>GIS Site Ref:</b> 129 <b>Pre-MIR Site Ref:</b> WRLP/BI4 <b>MIR Site Ref:</b> UPI2
<b>Site Name:</b> Morefield Quarry	<b>OS Grid Ref:</b> 213413;895364	<b>Site size (ha):</b> 12.7
<b>Source of site suggestion:</b> Existing local plan site	<b>Site History (local plan and planning applications):</b> Allocated in existing local plan Plant associated with Morefield quarry operational within the site	
<b>Current Use:</b> Quarry plant	<b>Proposed Use:</b> Business/Industry	<b>MIR Status:</b> Preferred for industry

### Location Plan





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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	- Development could have a minor negative impact on the status of one or more water bodies identified in RBMP	The Ullapool River lies adjacent to the northern boundary of the site. The status of this water body is high.	Not required as current status of waterbody is high.	
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	The Ullapool River lies adjacent to the northern		

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	boundary of the site. The plant associated with Morefield Quarry already has CARs licence. Development of the remainder of the site is unlikely to require significant abstraction or de-culverting of a water course.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	-Proposal is far from existing centres/services/transport connections and will likely cause	The site lies approximately 800m from the centre of	Provide footway connections to link with the existing path	-With mitigation proposal is fairly isolated from existing centres and provision and would have a

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	a minor increase in the use of private car (Co2 emissions)	Ullapool. It is on an elevated site which may discourage active travel.	network, including the right of way that runs close to the southern boundary of the site. However there is a benefit of providing some distance between residential properties and industrial sites	localised minor negative impact on emissions which would be difficult to mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Unknown if further industrial development could be heat intensive		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small areas of surface water flood risk shown within existing quarry plant. Small areas of fluvial flood risk within and adjacent to northern part of the site from Ullapool River.	DIA may be required to address surface flood risk.  FRA may be required if development proposed close to the river. However this may be avoided by setting back development from river.	0 = Requirement for DIA and to set back development from Ullapool River will address flood risk

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3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	<b>Regulations Appraisal is likely be required</b>				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders	- Development of site would result in minor loss of non designated interests	Undeveloped areas of the site contain some trees. Those at the northern and western boundaries and identified as native woodland	There is opportunity to develop within open areas. Should proposals involve the permanent removal of woodland, this will need to be assessed against the SG policy on the Control of Woodland Removal. Should a proposed change in land use be acceptable, this will	- By avoiding development on areas of quality woodland and providing compensatory planting proposal is likely to result in minor loss of non designated interests

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	or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands			most likely be subject to Compensatory Planting, details of which will need to be submitted in support of any planning application.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present	Presence of woodland and water course indicates protected species, particularly bats, may be present	Species surveys and mitigation where necessary	0 = Unlikely to be any impact on protected species after mitigation
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Proposal is currently woodland and rough ground and surround mostly by countryside	Provide shrub/hedge planting. Ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity after mitigation

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	connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	0 = South facing gradual slope, sheltered by vegetation			
7a	Road network capable of accommodating traffic generated?	0 = Proposal could be accommodated by existing road network	Capacity within local road network	Transport statement to demonstrate road network has capacity to accommodate the development	
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Development likely to require reconfiguration of local road network	Transport statement	0 = Proposal in close proximity to utilise existing connections and access
8	Education  Is there capacity in relevant primary school and	X = Proposal would not directly result in school pupils			

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	secondary school?				
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead electricity lines and pylons traverse a southern part of the site; quarry plant within site	Buffer between pylons and development or underground wires. Given site is proposed for industrial use unlikely to be amenity impacts associated with existing plant	0=with mitigation proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	- No connection to the water and/or waste water network	Public water/waste water mains connection further than 200m from the site	Public water/waste water mains connection would need to be extended to reach site	0= With mitigation public water/waste water and mains connection could be made available
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Presence of forestry, peat and ground water dependant eco systems are likely to constrain	Compensatory planting, peat management plan, ground water dependant eco	0 = With mitigation the site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe



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	constraints: ownership; physical, contamination, deficit funding or infrastructure)		development on the site.	systems management plan.	
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	By allocating the site for industrial use this would create employment opportunities		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space, it is not public space from which the public derive any amenity value		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Provides opportunity to link to existing green networks		
10c	To what extent will the proposal	+ + Proposal provides significant opportunities to link the wider	There are opportunities to link		

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	facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	path network to reach a range of services and facilities	to existing footways that lead to the village centre and recreational routes. A right of way lies close to the southern boundary of the site and a core path lies at its south west corner. There is an opportunity to connect to these paths.		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	The quarry plant on the site remains operational and is therefore not brownfield		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site	The quarry plant on the site is contained within its own boundaries		

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11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Parts of the site are greenfield		-Small scale use of greenfield land which cannot be mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = No opportunities to redevelop existing buildings			
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	None of the site is identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping. However SEPA identified that the adjacent site which has similar characteristics has a presence of peat and that ground water dependant terrestrial eco systems are likely to be a limiting factor	A Peat Management Plan will be required, this should demonstrate any areas of the site where development may be limited due to deep peat and how impacts on peat have been minimised.  To mitigate impacts on GWDTE a habitat survey will be required; this should demonstrate the area of the site that can be	-With mitigation likely to result in minor disturbance of carbon rich soils/wetlands

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			on development, therefore this site is likely to have similar characteristics however this would need to be confirmed with SEPA	developed may be limited due to the presence of wetlands and how impacts on wetlands, including those surrounding the site, have been minimised.	
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	The site has a land capability of 5.3 which means it has very limited productivity. There is no evidence of the site being in crofting tenure		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

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	therefore compromise the waste handling operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	+ Proposal is generally located close to waste producers	As the site is allocated for industrial use and it is distant from residential properties there may be some scope for waste management activities to be developed within the site		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>  To what extent will any designated sites be affected –	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			

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	including National Scenic Areas and Special Landscape Areas?				
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The site lies just under 1km from a wild land area. However given this distance and intervening features its qualities are unlikely to be affected.		
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and</p>	- Development poorly orientated from key services and proposal partially relates to current settlement pattern and density	The location is generally appropriate in relation to adjoining uses and the settlement pattern of Ullapool. The quarry plant is not currently visible in long distance views – it is expected	High standard of design and appropriate attention given to finished materials and landscaping.	0 = With mitigation will have a very minimal impact on the landscape

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	character of surrounding area?		that the landscape can accommodate additional development within this allocation without have a significant impact on the landscape		
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	As above	As above	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			

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16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			



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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			
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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	A small non-baseline water body passes through a southern portion of the site. As it is a non-baseline waterbody the proposal will not change to the status of any waterbody.		
1b	Will the proposal result in a direct	-Development could have a localised minor negative impact	A small water body passes through a southern portion of	6m buffer of waterbody	0= Development is unlikely to have any significant

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	on the water environment	the site.	consistent with supplementary guidance	effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	--Proposal is a significant distance from existing centres of population/services/transport	The site lies approximately 2km from Ullapool village	Explore opportunities for provision of footway between site	--Proposal remains isolated from existing centres, facilities and access provisions causing an

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections and will be likely cause a significant increase in use of private car (Co2 emissions)	centre. There is currently no footway near the site that connects to the village.	and village entrance – however this is a significant distance and unlikely to be viable for the scale of development proposed.	increase in Co2 emissions which mitigation can not address
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development likely to be low density		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk	Small watercourse is steep and has very small catchment area so out of bank flooding likely to be limited.	Appropriate buffer strip should be provided to watercourse.	0 = Requirement for buffer around small watercourse will address flood risk
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			-
4	To what extent will the proposal have an	X = Not applicable, site is not close to the coast			

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	impact on or likely to be affected by coastal erosion or natural coastal process?				
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g.	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

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	Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	-- Development of site would result in significant loss of non designated interests	Parts of the site are occupied by ancient woodland contained in the inventory and native woodland.	Retain core areas of existing woodland. Contain development within area of existing open ground, subject to adequate holdback from woodland edge. Some impacts may arise as a result of access and other infrastructure works.	- With mitigation development of site likely result in minor loss of non designated interests

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5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Likely to be Protected Species present	Presence of trees indicate protected species may be present	Protected species survey, mitigation where required	0 = With mitigation unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Proposal likely to result in some fragmentation of habitat	Provide shrub/hedge planting and ensure wildlife corridors are provided into adjacent countryside	0 = With mitigation unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide	- Minor exposed site with minimal shelter from topography or vegetation. West	Existing trees provide limited shelter	Shelterbelt planting to minimise exposure. Encouraging solar gain	0 = With mitigation partially sheltered sited by topography or vegetation.



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	opportunities for solar gain  Significant slope / changes in level?	facing slope		through design.	
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Existing access not sufficient	Provide upgraded trunk road access in consultation with Transport Scotland	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8	Education  Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Ullapool Primary School is 69% of capacity and is forecasted to fall to around 60% by 2028/29.  Current roll at Ullapool High is 40%, it is forecasted to rise to 49% by 2028/29.		

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9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead electricity line traverses western part section of site	Realignment or undergrounding of electricity line	0= are mitigation proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	The site is allocated in the existing local plan for 10 units. A planning application has been submitted	Woodland survey and transport statement/assessment. However these assessments are likely	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe

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	constraints: ownership; physical, contamination, deficit funding or infrastructure)		on the site in the past but was withdrawn. There are a number of constraints on the site, in particular the presence of woodland and creation of a new trunk road access.	to be costly and consuming.	
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Uses are limited to residential.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	The site comprises open space and woodland. However it is not open space from which the public derive an amenity value.		
10b	To what extent will the proposal	0 = Utilises or is in close proximity to existing			

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	contribute to greater connectivity of open space?	connections			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	The site lies approximately 2km from Ullapool village centre. There are currently no core paths or rights of way near the site, including no connection to the village centre.	Explore opportunities for provision of footway between site and village entrance – however this is a significant distance and unlikely to be viable for the scale of development proposed.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No evidence of contaminated soils on site			
11c	Will the proposal	-- Large-scale use of Greenfield			-- Large-scale use of Greenfield

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	result in the loss of greenfield land?	land			land which cannot be mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	None of the site is identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Site is an are of poor quality agricultural ground (class 6.3) and is not known to be within crofting tenure		

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13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Site is for residential use and therefore will generate a level of waste	Provide recycling facilities, however still expected that some waste will go to landfill	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for	0= Site is not potentially suitable site for waste management activities	Site is for residential use.		

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	Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>  To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<b>Non designated landscape features and key landscape interests</b>  To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	Site lies approximately 1.5km from an area of wild land. However given this distance and intervening features there is unlikely to be any impact.		- - Proposal is of a scale or nature that would result in a significant negative effect on qualities of landscape interest  - Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest  0 = Location, scale or nature of proposal unlikely to have any

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	the qualities of wild land and unspoiled coast				effects on qualities of landscape interest  + Proposal offers minor or local enhancement to qualities of landscape interest  + + Proposal significantly enhances qualities of landscape interest  ?? = Unknown
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	- - Development isolated and proposal fails to relate to current settlement pattern and density	Proposal is distant from centre of settlement. Site is on a partially wooded slope which forms a contrast which forms a natural contrast with Ullapool on approach, and is part of the setting of both Braes and Ullapool	Retain trees to limit visual impact however some impact will remain	- Development poorly orientated from key services or similar uses; elongates settlement and proposal partially relates to current settlement pattern and density
15c	To what extent will the proposal be visually intrusive?	- - Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view	See 15b	See 15b	- Proposal would be visually intrusive in wider general scenery



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<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	May be presence of upstanding remains	A rapid survey may be required depending on location to identify any upstanding remains	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			0 = Will not impact any conservation areas due to nature, scale or location of proposal
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal

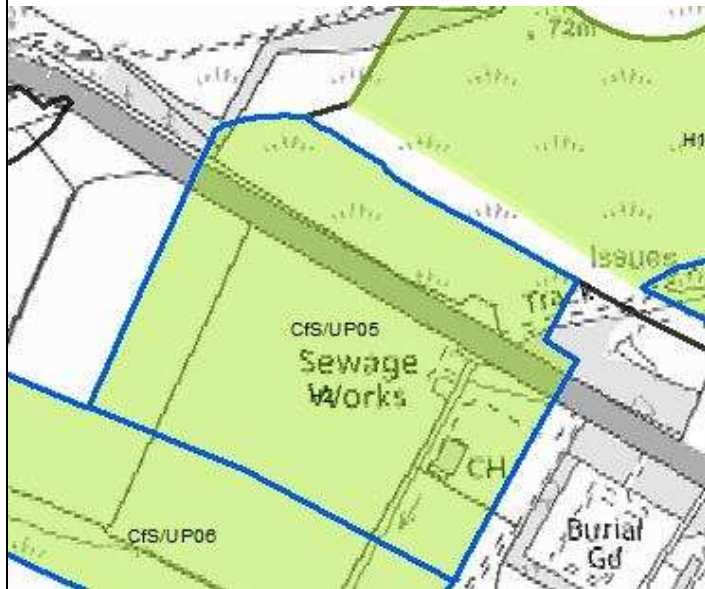
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16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			0= Will not impact any historic battlefield due to nature, scale or location of proposal
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			0= Will not impact any World Heritage Sites due to nature, scale or location of proposal
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			0 = Development would not affect access to the historic environment due to nature, scale or location of proposal

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Ullapool		<b>GIS Site Ref:</b> 127 <b>Pre-MIR Site Ref:</b> CfS/UP05 <b>MIR Site Ref:</b> UPH4
<b>Site Name:</b> Fields adjacent to Golf Course North	<b>OS Grid Ref:</b> 212368; 895134	<b>Site size (ha):</b> 4.2
<b>Source of site suggestion:</b> Rhidorroch Estate	<b>Site History (local plan and planning applications):</b> Allocated for housing in current local plan (Ref:H2, capacity 40 units)	
<b>Current Use:</b> Rough grazing	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Non preferred for housing

### Location Plan



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Photographs (if available)

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	A small water course runs close to the northern boundary of the site. However this water course is not a base-line water course. There are therefore unlikely to be any impacts on the status of the waterbody.		
1b	Will the proposal result in a direct physical impact on	-Development could have a localised minor negative impact	A crossing may be required between the site and site	Ensure crossing is achieved by bridge	0= Development is unlikely to have any significant effects on the water

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	the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	on the water environment	directly south.		environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	--Proposal is a significant distance from existing centres of population/services/transport connections and will be likely	The site lies approximately 1.2km from the centre of Ullapool. It is isolated	Extension of footway to run from site to village centre. Relocation/additional	-Proposal is fairly isolated from existing centres and provision and would have a localised minor negative impact on emissions

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	travel and public transport? What will the proposals impact on carbon emissions?	cause a significant increase in use of private car (Co2 emissions)	from the town by the river, golf course and burial ground.	bus stop adjacent to site. However, given the distance to centre many new residents are likely to use private car.	which would be difficult to mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development likely to be fairly low density		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site ( approx. 50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk and site has a history of flooding	Around half of the site is indicated to be affected by fluvial flooding which appears to originate from out of bank flow from the Ullapool River.	FRA required to assess how likely the site is to flood and determine potentially developable area of the site if it is prone to flooding. The outcome of the FRA may drastically limit the capacity and layout of the site.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact the risk of flooding	- Development of the site could result in a small increased risk of flooding elsewhere	Around half of the site is indicated to be affected by fluvial	FRA as required above will also assess the risk of flooding	0 = Requirement for a Flood Risk Assessment and no built development in the functional

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	elsewhere?		flooding which appears to originate from out of bank flow from the Ullapool River. Development of the site could result in surface water draining elsewhere	elsewhere and provide mitigation where necessary	flood plain will address flood risk elsewhere
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	<b>Assessment as part of the Habitats Regulations Appraisal is likely be required</b>				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native	- Development of site would result in minor loss of non designated interests	Some semi mature trees are present on the eastern boundary of the site	Retention of boundary trees	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	No evidence to indicate protected species may be present		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Ullapool Golf Course lies to the east of the site; countryside is present in other directions.	Provide shrub/hedge planting. Ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity after mitigation

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	greater connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	0 = South facing gradual slope	Limited shelter from existing vegetation	Shelterbelt planting	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope
7a	Road network capable of accommodating traffic generated?	0 = Proposal could be accommodated by existing road network	Capacity within local road network	Transport assessment to demonstrate road network has capacity to accommodate the development	
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	May be difficulties in gaining access from the A835 as the site is significantly lower than the existing public road. May need to consider sharing access with existing pumping station.	Transport assessment	- large amount of work to connect with existing road network and/or -Constraint to access that can be mitigated

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Ullapool Primary School is 69% of capacity and is forecasted to fall to around 60% by 2028/29.  Current roll at Ullapool High is 40%, it is forecasted to rise to 49% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Site lies adjacent to Ullapool Golf Course. This may result in some conflict between housing and users of the golf course.	Buffer between housing and golf course, however some conflicts may remain	- “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water	0- Sufficient capacity			

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	Treatment Works (WTW) and Sewerage Treatment Works (STW)				
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	-- Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe	The site is allocated in the current local plan. A major constraint associated with the site is flooding. A flood risk assessment needs to be undertaken that may find large parts of the site are undevelopable. Furthermore the landowner is not willing to release the site for development, largely due to its agricultural value.	The findings of a flood risk assessment will provide greater certainty regarding the develop-ability of the site. However it is difficult to influence the landowners intentions for regard timescales of release of the site for housing.	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Limited to residential use therefore unlikely to result in additional jobs		
<b>Human Health and recreation</b>					

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space, it is not public space from which the public derive any amenity value		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Provides opportunity to link to existing green networks		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	There are opportunities to link to existing footways and a right of way that lies to the north of the site		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	Site is greenfield		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site	No records of any potentially contaminative sources on/offsite that would have an impact on the development proposal		
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Small parts of the site are greenfield	Areas of open space will be required as part of the development consistent with the Council's supplementary guidance	+ With mitigation proposal will provide new areas of useable open space
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = No opportunities to redevelop existing buildings			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	None of the site is identified as nationally important carbon rich soil, deep peat or priority habitat in the		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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			SNH consultation mapping.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land or locally important croft land	Majority of site has a land capability of 4.2 which is relatively productive in a west coast context.	This type of constraint is difficult to mitigate. The suitability of the site for development will be compared to other sites available for development in Ullapool	-Could cause a minor loss of good agricultural land or locally important croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Site is for residential use and therefore not suitable for waste management activities.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Areas?				
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>- 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 and proposal partially relates to current settlement pattern and density</p>	<p>Site is relatively well contained, although visible from the main road and isolated from the main town by the river, golf course and burial ground. Building here would extend the settlement to the point where the identity of development on this</p>	<p>Provide footpath from site to connect with existing footpath network to village centre. However physical barriers between the site and the town centre will remain.</p>	<p>- 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 and proposal partially relates to current settlement pattern and density</p>

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

			site would be somewhat detached from Ullapool		
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Site is relatively well contained, although visible from the main road	Establish planting with a view to providing a setting for densely spaced development in the future	0 = With mitigation unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			

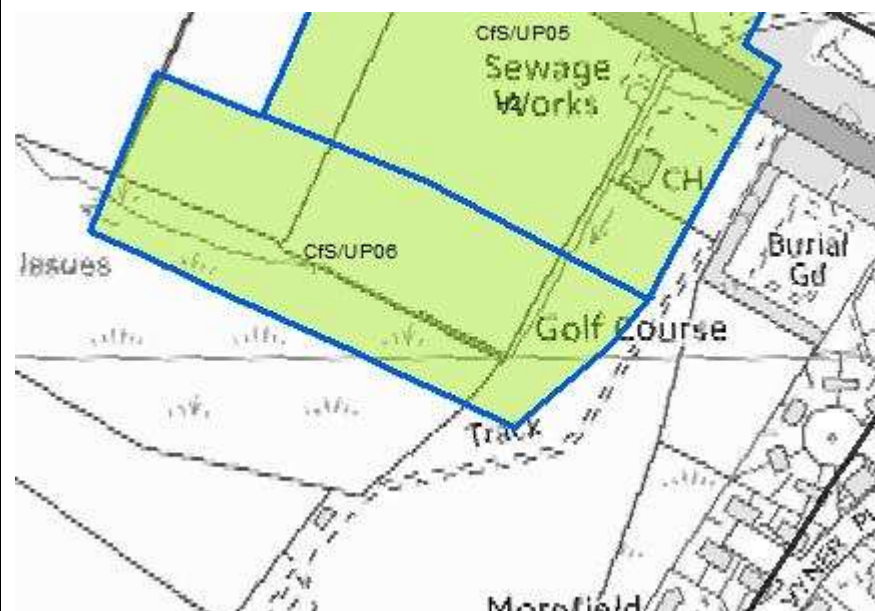
**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Ullapool		<b>GIS Site Ref:</b> 128 <b>Pre-MIR Site Ref:</b> CfS/UP06 <b>MIR Site Ref:</b> UPH5
<b>Site Name:</b> Fields adjacent to Golf Course South	<b>OS Grid Ref:</b> 212368; 895134	<b>Site size (ha):</b> 4.2
<b>Source of site suggestion:</b> Rhidorroch Estate	<b>Site History (local plan and planning applications):</b> Allocated for housing in current local plan (Ref:H2, capacity 40 units)	
<b>Current Use:</b> Rough grazing	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Non-preferred for housing

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	A small water course runs close to the northern boundary of the site. However this water course is not a base-line water course. There are therefore unlikely to be any impacts on the status of the waterbody.		
1b	Will the proposal result in a direct	-Development could have a localised minor negative impact	A crossing may be required between the site and site	Ensure crossing is	0= Development is unlikely to have any significant

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	on the water environment	directly north.	achieved by bridge	effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	--Proposal is a significant distance from existing centres of population/services/transport	The site lies approximately 1.4km from the centre of	Extension of footway to run from site to village centre.	-Proposal is fairly isolated from existing centres and provision and would have a localised minor

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections and will be likely cause a significant increase in use of private car (Co2 emissions)	Ullapool. It is isolated from the town by the river, golf course and burial ground.	Relocation/additional bus stop adjacent to site. However, given the distance to centre many new residents are likely to use private car.	negative impact on emissions which would be difficult to mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development likely to be fairly low density		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site ( approx. 50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk and site has a history of flooding	Land to north subject to fluvial flood risk	FRA may be required to ensure that the fluvial risk though to affect the adjacent land would not affect this site. Topographic survey may suffice.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact	0 = Unlikely to be any impact on national or local natural heritage			



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	on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	Does not appear to be any tress on the site		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	No evidence to indicate protected species may be present		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Ullapool Golf Course lies to the east of the site; countryside is present in other directions.	Provide shrub/hedge planting. Ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity after mitigation
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does	0 = South facing gradual slope	Limited shelter from	Shelterbelt planting	+ Minor sheltered by topography

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?		existing vegetation		and vegetation south west or south east facing gradual slope
7a	Road network capable of accommodating traffic generated?	0 = Proposal could be accommodated by existing road network	Capacity within local road network	Transport statement to demonstrate road network has capacity to accommodate the development	
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	May be difficulties in gaining access from the A835 as the site is significantly lower than the existing public road. May need to consider sharing access with existing pumping station.	Transport statement	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8	Education  Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Ullapool Primary School is 69% of capacity and is forecasted to fall to around 60% by 2028/29.		

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			Current roll at Ullapool High is 40%, it is forecasted to rise to 49% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Site lies adjacent to Ullapool Golf Course. This may result in some conflict between housing and users of the golf course.	Buffer between housing and golf course, however some conflicts may remain	- “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0= sufficient capacity			
9d	Is the site likely to be delivered within the	- Site is affected by minor constraints which mean it is	The site is allocated in the current local plan.	It is difficult to influence the	- Site is affected by minor constraints which mean it is

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	LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	unlikely to be delivered in the early part of the LDP timeframe	Whilst the landowner is willing to release the site for housing development they have indicated that they do not wish it to be developed until the later part of the plan period.	landowners intentions for regard timescales of release of the site for housing.	unlikely to be delivered in the early part of the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Limited to residential use therefore unlikely to result in additional jobs		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space, it is not public space from which the public derive any amenity value		
10b	To what extent will the proposal contribute to greater connectivity of open	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Provides opportunity to link to existing green networks		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	space?				
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	There are opportunities to link to existing footways and the adjacent site		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	Site is greenfield		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site	No records of any potentially contaminative sources on/offsite that would have an impact on the development proposal		
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Small parts of the site are greenfield	Areas of open space will be required as part of the development consistent with the	+ With mitigation proposal will provide new areas of useable open space

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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				Council's supplementary guidance	
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = No opportunities to redevelop existing buildings			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	None of the site is identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land or locally important croft land	Majority of site has a land capability of 4.2 which is relatively productive in a west coast context. It is also thought the site may be in crofting tenure	This type of constraint is difficult to mitigate. The suitability of the site for development will be compared to other sites available for development in	-Could cause a minor loss of good agricultural land or locally important croft land

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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				Ullapool	
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal	0= Site is not potentially suitable site for waste management activities	Site is for residential use and therefore not suitable for waste management activities.		



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<b>Non designated landscape features and key landscape interests</b> To what extent will the proposal affect features of landscape interest,	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	- 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 and proposal partially relates to current settlement pattern and density	Site is relatively well contained, although visible from the main road and isolated from the main town by the river, golf course and burial ground. Building here would extend the settlement to the point where the identity of development on this site would be somewhat detached from Ullapool	Provide footpath from site to connect with existing footpath network to village centre. However physical barriers between the site and the town centre will remain.	- 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 and proposal partially relates to current settlement pattern and density
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Site is relatively well contained, although visible from the main road	Establish planting with a view to providing a setting for densely spaced development in the future	0 = With mitigation unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			

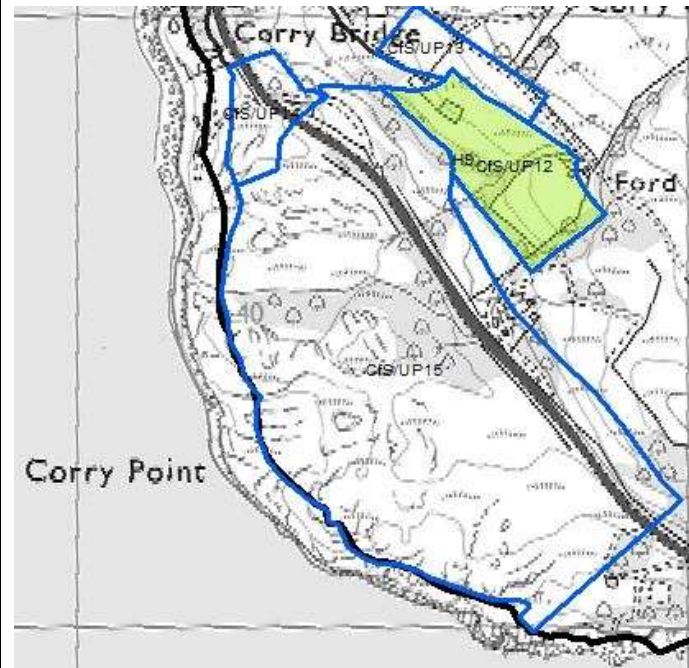
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16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Ullapool		<b>GIS Site Ref:</b> 134 <b>Pre-MIR Site Ref:</b> Cfs/UP15 <b>MIR Site Ref:</b> UPM3
<b>Site Name:</b> Ullapool West	<b>OS Grid Ref:</b> 214484; 892286	<b>Site size (ha):</b> 36.3
<b>Source of site suggestion:</b> Rhidorroch Estate	<b>Site History (local plan and planning applications):</b> Outwith settlement development area in current local plan	
<b>Current Use:</b> Rough grazing/woodland	<b>Proposed Use:</b> Agricultural/education/housing	<b>MIR Status:</b> Non-preferred for mixed use – education and housing

**Location Plan**



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Photographs (if available)

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Multiple water courses run though the site, however none of these are baseline water bodies. The site lies adjacent to Loch Broom which a baseline water body. Its current status is good. Development of the site in the form proposed in the Call for Sites submission will not impact the status of this water body.		
1b	Will the proposal result in a direct physical impact on	- Development of site would have a minor negative impact on access to historic	Multiple water courses run though the site	Provide 6m buffer between watercourse and	0 = After mitigation development would not affect access to the historic

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	the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment features within or close by the site		development	environment due to nature, scale or location of proposal
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	--Proposal is a significant distance from existing centres of population/services/transport	The site lies approximately 2km from Ullapool village centre. The is currently	Explore opportunities for provision of footway between site and village entrance –	--Proposal remains isolated from existing centres, facilities and access provisions causing an increase in Co2 emissions which

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	travel and public transport? What will the proposals impact on carbon emissions?	connections and will be likely cause a significant increase in use of private car (Co2 emissions)	no footway near the site that connects to the village.	however this is a significant distance and unlikely to be viable for the scale of development proposed.	mitigation can not address
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development likely to be low intensity		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Very small parts of the site are at risk from costal flooding. Coastal 0.5%AP Flood Level = 4.04mAOD. Most of the site is above the 10m contour.	All development should be set back from the coast and located above the 5.0m contour. FRA may be required where development is proposed close to the coast or in the vicinity of the small watercourses within the site.	0 = Requirement for buffer around small watercourses and development set back from the coast will address flood risk
3b	Could development of the site impact	0 = Development of the site would have no impact on flood			-



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	the risk of flooding elsewhere?	risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	The coastal edge of the site may be at risk of coastal erosion	All development should be set back from the coast. May be a need to address erosion and ground stability issues	0=With mitigation proposal is unlikely to affect coastal erosion
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal	Site lies adjacent to the Wester Ross Marine Protection Area. However nature of proposal is unlikely to have any affect on the MPA		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of	- Development of site would result in minor loss of non designated interests	Small parts of a northern area of the site are occupied by woodland contained on the ancient woodland inventory and on native woodland survey	Retain core areas of existing woodland. Opportunity for development within large area of existing open ground, subject to adequate holdback from woodland edge.	0 = With mitigation unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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	high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Likely to be Protected Species present	Presence of trees indicate protected species may be present	Protected species survey, mitigation where required	0 = With mitigation unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Proposal likely to result in some fragmentation of habitat	Provide shrub/hedge planting and ensure wildlife corridors are provided into adjacent countryside	0 = With mitigation unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	- - Very exposed, little shelter from landscape or vegetation, west facing slope	Existing trees provide very limited shelter	Shelterbelt planting to minimise exposure. Encouraging solar gain through design.	0 = With mitigation partially sheltered sited by topography or vegetation.
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain			
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or -Constraint to access that can be mitigated	Trunk road access required in consultation with Transport Scotland		- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated
8	Education  Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Ullapool Primary School is 69% of capacity and is forecasted to fall to around 60% by 2028/29.  Current roll at Ullapool		

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			High is 40%, it is forecasted to rise to 49% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			
9d	Is the site likely to be delivered within the	- Site is affected by minor constraints which mean it is	The site lies outwith the settlement	Woodland survey and transport	- Site is affected by minor constraints which mean it is

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	LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	unlikely to be delivered in the early part of the LDP timeframe	development area in the current local plan. There are a number of constraints on the site, in particular trunk road access and trees.	statement/assessment. However these assessments are likely to be costly and consuming.	unlikely to be delivered in the early part of the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Agricultural/educational element of proposals likely to result in creation of jobs and increased visitor spend in the area		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	The site comprises open space and woodland. However it is not open space from which the public derive an amenity value.		
10b	To what extent will the proposal contribute to greater	0 = Utilises or is in close proximity to existing connections			

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	connectivity of open space?				
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	The site lies approximately 2km from Ullapool village centre. There are currently no core paths or rights of way near the site, including no connection to the village centre.	Explore opportunities for provision of footway between site and village entrance – however this is a significant distance and unlikely to be viable for the scale of development proposed.	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Parts of site may contain potentially contaminated land	A small gravel pit is located within the site.	Information on potential infilling at the gravel pit would be sought and any required mitigation put in place. The remainder of the site would not require further information.	0 = mitigation will allow potentially contaminated land issues to be addressed
11c	Will the proposal	- Small scale use of greenfield	Whilst the site is large		- Small scale use of greenfield

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	result in the loss of greenfield land?	land	given the uses proposed only small parts of it would be utilised for development, much the site would be in agricultural use		land which cannot be mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	None of the site is identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping. However the site does contain ground water dependant terrestrial ecosystems which is likely to be a limiting factor on development	To mitigate impacts on GWDTE a habitat survey will be required; this should demonstrate the area of the site that can be developed may be limited due to the presence of wetlands and how impacts on wetlands, including those surrounding the site, have been	-With mitigation likely to result in minor disturbance of GWDTE



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				minimised.	
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Site is an are of poor quality agricultural ground (class 5.3) and is not known to be within crofting tenure		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Site will generate a level of waste	Provide recycling facilities, however still expected that some waste will go to landfill	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes	0= Site is not potentially suitable site for waste management activities	Uses proposed are unlikely to be compatible with waste		

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	allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?		management activities		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<b>Non designated landscape features</b>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape	Site lies approximately 1.3km from an area of		

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	<p><b>and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	interest	wild land. However given this distance and intervening features there is unlikely to be any impact.		
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	- Development poorly orientated from key services or similar uses; elongates settlement; limited potential to relate to settlement pattern	Proposal is distant from centre of settlement. The Wester Ross Landscape Capacity Study recommends no development at Corrie Point, as strategic pattern for development focuses on alluvial fans, not outcrops, which are likely to be exposed with thin soils making planting difficult	Site would not be suitable for solely housing based on the outcome of the capacity study. However some agricultural type buildings could be absorbed in the landscape alongside some hardy native species to limit landscape impact.	0 = With mitigation and due to nature of the proposal will have a minimal impact on the landscape
15c	<p>To what extent will the proposal be</p>	- Proposal would be visually intrusive in wider general scenery	See 15b	See 15b	0 = Limited visual impact due to nature of proposal

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	visually intrusive?				
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Potential for presence of upstanding remains	A rapid survey may be required depending on location to identify any upstanding remains	0 = With mitigation not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and	0 = Will not impact any garden or designed landscape due to nature, scale or location of			

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	Designed Landscape?	proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Gairloch		<b>GIS Site Ref:</b> 156 <b>Pre-MIR Site Ref:</b> CfS/GL1 <b>MIR Site Ref:</b> GLH1
<b>Site Name:</b> North Fasaich	<b>OS Grid Ref:</b> 178,029 877,961	<b>Site size (ha):</b> Approximately 6.5 ha
<b>Source of site suggestion:</b> Mrs Fiona Gibson (owner)	<b>Site History (local plan and planning applications):</b> None	
<b>Current Use:</b> Agriculture	<b>Proposed Use:</b> Residential	<b>MIR Status:</b> Preferred for housing

### Location Plan



### Photographs (if available)

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Caochan an Fhasaich and Easan Beag are small waterbodies which lie within the site. These are non-baseline waterbodies and are therefore not considered within the RBMP.		
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to	-Development could have a localised minor negative impact on the water environment	Caochan an Fhasaich and Easan Beag are small waterbodies which could lie within the site.	A 6m buffer should be provided between the waterbodies and any built development.	0= Development is unlikely to have any significant effects on the water environment

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	address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)				
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	No water supplies identified within 250m of the site.		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon	-- Proposal is a significant distance from existing centres of population/services/transport connections and will be likely cause a significant increase in use of private car (Co2 emissions)	The site lies on the western edge of Gairloch approximately 2.5km from any facilities. This is a significant distance, however a footpath connection has been	Provide connection to existing footpath to village centre. However given the distance involved it remains likely that many trips to facilities will be by	-Proposal is fairly isolated from existing centres and provision and would have a localised minor negative impact on emissions which would be difficult to mitigate



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	emissions?		created as part of the development of this site.	car and therefore the proposal would result in an increase in carbon emissions.	
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Likely to be low density development therefore will not have a high heat demand.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk			
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal	X = Not applicable, site is not close to the coast			

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	process?				
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest,	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

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	National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			
5d	To what extent will the proposal impact	0 = Unlikely to be any impact on protected species due to nature,	No known presence of protected species		

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	protected species? e.g. bats, otters, red squirrel and badgers	scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	The size of the site and its greenfield nature of the mean it is likely to have an impact on habitats.	Provide shrub/hedge planting, ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity provided specified mitigation is incorporated
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain	- Minor exposed site with minimal shelter from topography or vegetation.		Significant shelterbelt planting would be required to help limit exposure	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.

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	Significant slope / changes in level?				
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Reservation for access within existing development.		
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Reservation for access within existing development.		
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Gairloch Primary School is 69% of capacity and is forecasted to fall to around 60% by 2028/29.  Current roll at Gairloch High is 44%, it is forecasted to fall slightly to 41% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site	0=proposal is unlikely to be affected by physical or bad neighbour constraints			

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	etc.)				
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	Gairloch WTW currently has a spare capacity of 62 units, sufficient to accommodate the level of development proposed; The WWTW also has sufficient spare capacity		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	The site is in the ownership of a party which can be expected to release it for development. It does suffer from several physical constraints including slope and the presence of deep peat. It is also constrained by marketability as taking into account past	For areas of the site that are planned to be developed a Peat Management Plan will be required, this should demonstrate any areas of the site where development may be limited due to deep peat and how impacts on peat have been	- With mitigation the site remains affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe

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			completion rates in Gairloch.	minimised. With regards marketability only a reduction in the site area may improve this, it may be appropriate for other areas of the site to be indicated as long term development.	
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Although proposed uses are limited to residential, given the large scale of the site its construction may result in the creation of a number of jobs and net economic benefits by bringing additional residents into the area		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open	0 = Unlikely to have any impact on existing open space due to nature, scale or location of	Whilst the site is open space it is not open space from which the public derive an amenity		

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	space?	proposal	value		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Site is on the edge of the settlement in close proximity to areas of open space		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	- Proposal is unlikely to facilitate active travel	The site lies on the western edge of Gairloch approximately 2.5km from any facilities. This is a significant distance however there is a path which has been delivered as part of the development that links to the exiting footpath network to the centre of the settlement	Provide connection to existing footpath to village centre. However given the distance involved it remains likely that many trips to facilities will be by car and therefore the proposal would result in an increase in carbon emissions.	- Proposal is unlikely to facilitate active travel
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			



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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Entire site is greenfield land		-Small scale use of greenfield land which cannot be mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	--Most of the site (>50%) is within an area of carbon rich soils/peat/wetlands	Large parts of the site are identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping. This, and the presence of	A Peat Management Plan will be required, this should demonstrate any areas of the site where development may be limited due to deep peat and	-With mitigation likely to result in minor disturbance of carbon rich soils/wetlands

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			groundwater dependant terrestrial ecosystems are likely to be limiting factors to development.	how impacts on peat have been minimised.  To mitigate impacts on GWDTE a habitat survey will be required; this should demonstrate the area of the site that can be developed may be limited due to the presence of wetlands and how impacts on wetlands, including those surrounding the site, have been minimised.	
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Site is not thought to be in crofting tenure and has a low land capability of 5.3.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste.	Provide recycling facilities on site, however there will still be some residual	- Will cause an increased amount of waste going to landfill

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				waste only suitable for landfill.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Site is for residential use and therefore not suitable for waste management activities.		

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Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	- Proposal is within national designated landscape and would lead to a minor loss or impact on the key features or qualities	In Wester Ross National Scenic Area (NSA). Development to date has already had an impact on the settlement character. Future development should seek to ensure that adverse effects on the NSA are avoided through careful siting and design (for example to reflect the existing pattern, type and spacing of the settlement, to maintain the special quality of the "distinctive and populated coastal settlements".	<p>Future development should seek to ensure that adverse effects on the NSA are avoided through careful siting and design (for example to reflect the existing pattern, type and spacing of the settlement), to maintain the special quality of the "distinctive and populated coastal settlements".</p> <p>Design and access statement would be required to demonstrate this.</p>	0 = With mitigation is unlikely to have any effects on designated landscapes
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The site is not in close proximity to any areas of wild land or unspoiled coast.		

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	the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	- Development poorly orientated from key services or similar uses elongates settlement and/or proposal partially relates to current settlement pattern and density	Recent development at Fasaich has introduced a different type of settlement pattern. It consists of large houses, arranged in clusters, some orientated away from the main settlement. As such it creates a strong mass of development which is uncharacteristic of the other more dispersed development.	Future development should seek to ensure better reflection of existing settlement pattern, type and spacing of the settlement.	0 = After mitigation proposal will have a very minimal impact on the landscape
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	See 14	See 14	0 = Likely to be very limited visual impact after mitigation
<b>Cultural Heritage</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Archaeological remains may be present in the wider area	Archaeological survey and evaluation	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and	0 = Will not impact any garden or designed landscape due to nature, scale or location of			

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	Designed Landscape?	proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Gairloch		<b>GIS Site Ref:</b> 1645 <b>Pre-MIR Site Ref:</b> WRP/H1 <b>MIR Site Ref:</b> GLH2
<b>Site Name:</b> East Fasaich	<b>OS Grid Ref:</b> 178104; 877573	<b>Site size (ha):</b> 2.1
<b>Source of site suggestion:</b> Existing Local Plan Site	<b>Site History (local plan and planning applications):</b> H1 in current local plan – eastern portion complete, therefore allocation reduced to western section Live planning permission for 13 houses (ref: 07/00300/FUL), Wester Ross Property Company Ltd One house complete, second recently permitted (change of design)	
<b>Current Use:</b> Under construction	<b>Proposed Use:</b> Residential	<b>MIR Status:</b> Preferred for housing

### Location Plan





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Photographs (if available)

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water	No ditches, streams, rivers, lochs or the sea on or directly		

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	the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	adjacent to the site		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	No water supplies identified within 250m of the site.		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	-- Proposal is a significant distance from existing centres of population/services/transport connections and will be likely	The site lies on the western edge of Gairloch approximately 2.5km from any	Provide connection to existing footpath to village centre. However given the	-Proposal is fairly isolated from existing centres and provision and would have a localised minor negative impact on emissions

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	travel and public transport? What will the proposals impact on carbon emissions?	cause a significant increase in use of private car (Co2 emissions)	facilities. This is a significant distance however there is a footpath connection has been created as part of the development of this site.	distance involved it remains likely that many trips to facilities will be by car and therefore the proposal would result in an increase in carbon emissions.	which would be difficult to mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Likely to be low density development therefore will not have a high heat demand.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk			
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an	X = Not applicable, site is not close to the coast			

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	impact on or likely to be affected by coastal erosion or natural coastal process?				
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.		
5b	To what extent will the proposal impact on other natural	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or			

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	heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			

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	grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	No known presence of protected species		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	The size of the site and its greenfield nature of the mean it is likely to have an impact on habitats.	Provide shrub/hedge planting, ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity provided specified mitigation is incorporated
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a	- Minor exposed site with minimal shelter from		Significant shelterbelt planting	- Minor exposed site with minimal shelter from topography

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	sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	topography or vegetation.		would be required to help limit exposure, however this is unlikely to completely mitigate the impact	or vegetation.
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access			
8	Education  Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Gairloch Primary School is 69% of capacity and is forecasted to fall to around 60% by 2028/29.  Current roll at Gairloch High is 44%, it is forecasted to fall slightly to 41% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or	0=proposal is unlikely to be affected by physical or bad neighbour constraints			

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	pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)				
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	Gairloch WTW currently has a spare capacity of 62 units, sufficient to accommodate the level of development proposed; The WWTW also has sufficient spare capacity		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future	The site is in the ownership of a party who are currently marketing the site. It is allocated in the current local plan and has live planning permission. Only constraint which may extend timescales		



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	infrastructure)		for its development is marketability.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Fairly small scale housing development. May bring small scale economic benefits by means of an increased population who will use services and facilities.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space it is not open space from which the public derive an amenity value		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Site is on the edge of the settlement in close proximity to areas of open space		
10c	To what extent will the proposal facilitate active travel (walking and	- Proposal is unlikely to facilitate active travel	The site lies on the western edge of Gairloch approximately 2.5km from any	Provide connection to existing footpath to village centre. However given the	- Proposal is unlikely to facilitate active travel

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	cycling) comprising paths, cycle paths, coastal paths and rights of way?		facilities. This is a significant distance however there is a path which has been delivered as part of the development that links to the exiting footpath network to the centre of the settlement	distance involved it remains likely that many trips to facilities will be by car and therefore the proposal would result in an increase in carbon emissions.	
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Entire site is greenfield land		-Small scale use of greenfield land which cannot be mitigated

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11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	--Most of the site (>50%) is within an area of carbon rich soils/peat/wetlands	A northern part of the site are identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping and SEPA have indicated that the presence of peat is likely to be a limiting factor on development, along with the presence of groundwater dependant terrestrial ecosystems.	A Peat Management Plan will be required, this should demonstrate any areas of the site where development may be limited due to deep peat and how impacts on peat have been minimised.  To mitigate impacts on GWDTE a habitat survey will be required; this should demonstrate the area of the site that can be developed may be limited due to the presence of	-With mitigation likely to result in minor disturbance of carbon rich soils/wetlands

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				<p>wetlands and how impacts on wetlands, including those surrounding the site, have been minimised.</p> <p>However, given the site already has planning permission there is now limited potential for this mitigation to be put in place.</p>	
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Site is not thought to be in crofting tenure and has a low land capability of 5.3.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered	0 = No waste management sites nearby that could be			

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	identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Site is for residential use and therefore not suitable for waste management activities.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	<p>- Proposal is within national designated landscape and would lead to a minor loss or impact on the key features or qualities</p>	<p>In Wester Ross National Scenic Area (NSA). Development to date has already had an impact on the settlement character. Future development should seek to ensure that adverse effects on the NSA are avoided through careful siting and design (for example to reflect the existing pattern, type and spacing of the settlement, to maintain the special quality of the "distinctive and populated coastal settlements".</p>	<p>Future development should seek to ensure that adverse effects on the NSA are avoided through careful siting and design (for example to reflect the existing pattern, type and spacing of the settlement), to maintain the special quality of the "distinctive and populated coastal settlements".</p> <p>Design and access statement would be required to demonstrate this.</p>	<p>0 = With mitigation is unlikely to have any effects on designated landscapes</p>
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect</p>	<p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p>	<p>The site is not in close proximity to any areas of wild land or unspoiled coast.</p>		

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	features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	- Development poorly orientated from key services or similar uses elongates settlement and/or proposal partially relates to current settlement pattern and density	Recent development at Fasaich has introduced a different type of settlement pattern. It consists of large houses, arranged in clusters some orientated away from the main settlement. As such it creates a strong mass of development which is uncharacteristic of the other more dispersed development.	Future development should seek to ensure better reflection of existing settlement pattern, type and spacing of the settlement.	0 = After mitigation proposal will have a very minimal impact on the landscape
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	See 14	See 14	0 = Likely to be very limited visual impact after mitigation
<b>Cultural Heritage</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Archaeological remains may be present in the wider area	Watching brief may be required	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and	0 = Will not impact any garden or designed landscape due to nature, scale or location of			



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	Designed Landscape?	proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Gairloch		<b>GIS Site Ref:</b> 1659 <b>Pre-MIR Site Ref:</b> R1 <b>MIR Site Ref:</b> GLM1
<b>Site Name:</b> Achtercairn	<b>OS Grid Ref:</b> 180422; 876783	<b>Site size (ha):</b> 3.68
<b>Source of site suggestion:</b> Existing local plan site; former bunk house – Highland Small Communities Housing Trust	<b>Site History (local plan and planning applications):</b> Key redevelopment site in Gairloch Allocated in current local plan for redevelopment (ref:R1), development brief prepared 2001 Applications approved and developed for GALE Centre, new Farm and Household Store and affordable housing Application recently approved for new cadet centre (ref: 14/04031/FUL) on southern part of site	
<b>Current Use:</b> Development (mixed uses including housing, retail, education and community), parking, vacant land	<b>Proposed Use:</b> Housing and community (on remainder of land available for development)	<b>MIR Status:</b> Preferred for mixed use

### Location Plan



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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Two water courses cross the site, on the northern boundary and across the centre. Neither of these water courses are baseline water courses identified in the RBMP.		
1b	Will the proposal result in a direct	-Development could have a localised minor negative impact	Two water courses cross the site, on the northern	A 6m buffer will be required between	0= With mitigation development is unlikely to

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	on the water environment	boundary and across the centre. The central water course appears to have been culverted as a consequence of recent housing development	any development and the water courses within the site	have any significant effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is over >2ha but is not expected to have any impact on public or private water supplies		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	++ Proposal is within walking distance to an existing centre of a large population/wide range of	The site lies adjacent to facilities including primary and secondary		

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	services/extensive travel connections which will help to sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	school, Council, convenience shop and medical centre. Furthermore proposal is for a mixed used development including retail and community this would also reduce the need for new residents to travel by private car.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Whilst development of new housing may be fairly high density the parts of the site remaining for development are limited in size.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small parts of the site are identified as being at risk of surface water flooding on the SEPA flood map. The site is situated at the bottom of a steep gradient and therefore there is the potential for surface water run off. A small watercourse	This could be managed via appropriate drainage methods and a buffer strip between development and water courses	0 = Requirement for appropriate drainage and development buffers will address flood risk issues

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			runs through the site but due to its location relative to the rest of the site a buffer strip should remove the need for FRA.		
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere	The site is situated at the bottom of a steep gradient and therefore there is the potential for surface water run off on the site and elsewhere	This could be managed via appropriate drainage methods	0 = Requirement for appropriate drainage will address flood risk issues
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site		

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	<p>sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></p>		<p>because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.</p>		
5b	<p>To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS</p>	<p>0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal</p>			
5c	<p>To what extent will the proposal impact non designated</p>	<p>- Development of site would result in minor loss of non designated interests</p>	<p>Trees alongside water courses are important amenity features</p>	<p>Trees should be retained as part of development proposals and fully</p>	<p>0 = Unlikely to be any impact on important trees or woodland after mitigation</p>

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	interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands			integrated with the development	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	No known presence of protected species		
5e	Are there any geodiversity sites or wider geodiversity interests that could	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			



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	be affected by the proposal?				
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	The site appears to provide a habitat connection between the northern and southern parts of the site	Provide shrub/hedge planting, ensure wildlife corridors are provided into adjacent wider countryside	0 = Unlikely to be any impact on habitat connectivity provided specified mitigation is incorporated
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Remaining parts of site available for development are generally sheltered by topography and existing buildings		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			

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7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access			
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Gairloch Primary School is 69% of capacity and is forecasted to fall to around 60% by 2028/29.  Current roll at Gairloch High is 44%, it is forecasted to fall slightly to 41% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public	0=Public water/waste water and mains connection available on			

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	water supply and waste drainage system?	site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	Gairloch WTW currently has a spare capacity of 62 units, sufficient to accommodate the level of development proposed; The WWTW also has sufficient spare capacity		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	It is in the ownership of a party which can be expected to release it for development. There are no known constraints that would prevent the site being delivered within the plan period. A planning application has recently been granted for the erection of a new cadet centre to replace the existing centre. The former site is in the hands of		

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			an affordable housing provider that intends to develop the site.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Proposal is mixed use which would result in the creation of a small number of jobs		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Most of parts of the site that remain available for development are brownfield site; whilst part of the site is greenfield and currently open space, it is not open space from which the public derive an amenity value.		
10b	To what extent will the proposal	0 = Utilises or is in close proximity to existing connections	Site is in close proximity to areas of		

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	contribute to greater connectivity of open space?		open space		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	Paths lies close to the site that connect to a number of nearby facilities	Provide connection to existing path	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Proposal provides opportunity to redevelop parts of the site currently occupied by brownfield land including the bunkhouse and Council depot		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce	- Potentially contaminated land	Site includes a depot and fuel storage area	Contaminated land investigation	+ Will remediate minor contamination or small scale contamination onsite

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	contamination?				
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources ?	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level	The bunk house buildings are proposed to be demolished, given the quality of these buildings it is unlikely materials will be able to be recovered for reuse. However the Council depot is proposed to be redeveloped for the purpose of a museum.		
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	None of the site is identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		
12b	For greenfield sites	-Could cause a minor loss of	The northern part of		-Could cause a minor loss of good

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	to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	good agricultural land	the site is identified as grade 4.2 in the Land Capability Assessment, this is relatively good agricultural land in a west coast context.		agricultural land
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic and commercial waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for	0= Site is not potentially suitable site for waste management activities	Site is for mixed uses including residential and therefore not suitable for waste management		

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	employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?		activities.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes	The site is located within the Wester Ross National Scenic Area. It is part of a wider area of redevelopment much of which is already complete. In terms of impact the site is relatively hidden in long distance views of Gairloch whereby the site is relatively flat and at the foot of steep hills.		



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15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p>	<p>The site is not in close proximity to any areas of wild land or unspoiled coast.</p>		
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape</p>	<p>Remaining parts of the site available for development are surrounded by existing development and steep hills. Provided the buildings are of a similar scale to those already developed and of a suitability high design for their location within a national scenic area there is unlikely to be a significant landscape</p>		

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			impact.		
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	As above		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal	One site contained on the Council's Historic Environment Record lies within the site. This is unlikely to have an impact on the development of the site.		
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			

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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Gairloch		<b>GIS Site Ref:</b> 112 <b>Pre-MIR Site Ref:</b> CfS/GL2, GL3, GL6+GL7 <b>MIR Site Ref:</b> GLM2
<b>Site Name:</b> Gairloch Harbour Area	<b>OS Grid Ref:</b> 180809; 874914	<b>Site size (ha):</b> 25.1
<b>Source of site suggestion:</b> Highlands and Islands Enterprise and Gairloch Estates	<b>Site History (local plan and planning applications):</b> Terrestrial areas within settlement development area in current local plan Partially allocated for redevelopment in current local plan (R2) Minded to grant planning consent for 15 houses (ref: 08/00689/FULRC) in 2011 – subject to S75 for affordable housing contribution Several applications for housing/industrial/retail development	
<b>Current Use:</b> Harbour uses, commercial/retail, tourism and residential	<b>Proposed Use:</b> Harbour uses, commercial/retail, tourism and residential	<b>MIR Status:</b> Preferred for Mixed Use

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Loch Gairloch is a baseline waterbody that lies partially within the site. Its status is currently good. The development will have no impact on the status of this water body.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	Loch Gairloch is a baseline waterbody that lies partially		

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	within the site. Its status is currently good. The development will have no impact on the status of this water body.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is >2ha but unlikely to have any effect on public or private water supplies		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any	The site lies within Charlestown Harbour. There are a number of		

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	<p>accessed by active travel and public transport? What will the proposals impact on carbon emissions?</p>	<p>significant impact on travel/access provision and CO2 emissions</p>	<p>facilities at Charlestown Harbour including a convenience shop, tourist facilities and a operational harbour. Other facilities however, including its primary and secondary school are within the centre of Gairloch itself approximately 2km north. An existing footway connects to this area. Public transport connections are available. By providing an increased mix of uses at this location it would allow for a more sustainable development.</p>		
2b	<p>For developments likely to have a high heat demand is there potential for the development of a heat network?</p>	<p>0=Development unlikely to have high heat demand</p>	<p>Likely to be low density development therefore will not have a high heat demand.</p>		

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3a	<p><b>Flood Risk</b></p> <p>Is the site thought to be at risk of flooding?</p>	<p>- Some of the site (&lt;50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk</p>	<p>Part of the site is within the coastal flood extent, but the site is on a relatively steep slope there for it is likely that much of the site will be above the 1 in 200 year flood level. Small part of site identified as being at risk of surface water flooding.</p>	<p>A FRA will be required to determine site layout.</p>	<p>0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk</p>
3b	<p>Could development of the site impact the risk of flooding elsewhere?</p>	<p>0 = Development of the site would have no impact on flood risk elsewhere</p>			
4	<p>To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?</p>	<p>0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion</p>			



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Biodiversity, Flora and Fauna					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

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	locally important designations such as LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Woodland exists within the site to north of a core path which traverses a northern part of the site. Large areas of native and ancient woodland exist to south of bay.	Retain and expand existing woodland to north of core path. Woodland to south of bay must be protected against development.	+ Proposal will enhance non-designated interests
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present	Due to the presence of mature trees protected species may be present	Protected species surveys may be required and mitigation put in place where	0 = Unlikely to be any impact on protected species with mitigation in place

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				necessary	
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal	Site is within part of the An Ard Geological Conservation Review (GCR) site. However development of the site is unlikely to have an effect on the review site.		
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	The site appears to provide a habitat connection between the built up area of Charlestown Harbour and dispersed housing beyond and also on the south side of the bay.	Provide shrub/hedge planting, ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity provided specified mitigation is incorporated
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Higher parts of the site are relatively exposed	Planting would be required to help limit exposure.	0 = Partially sheltered sited by vegetation.

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	Significant slope / changes in level?				
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access			
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Gairloch Primary School is 69% of capacity and is forecasted to fall to around 60% by 2028/29.  Current roll at Gairloch High is 44%, it is forecasted to fall slightly to 41% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or	- Some servicing constraints	Low voltage overhead electricity lines traverse parts of the site.	Provide buffer between development and overhead line or underground	0=with mitigation proposal is unlikely to be affected by physical or bad neighbour constraints

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	bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)			electricity line	
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	Gairloch WTW currently has a spare capacity of 62 units, sufficient to accommodate the level of development proposed; The WWTW also has sufficient spare capacity		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination,	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Site is understood to be in the ownership of several different parties, reaching agreement between different parties may delay redevelopment	Preparation of supplementary guidance including masterplan with involvement of all parties.	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe

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	deficit funding or infrastructure)		of the site.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Site area and mix of uses will result in the creation of new jobs and stimulate economic development.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space it is not open space from which the public derive an amenity value		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Site is in close proximity to areas of open space		
10c	To what extent will the proposal facilitate active travel (walking and	- Proposal would result in adverse impacts to the existing path network, for example by	A core path lies within the site, close to its eastern boundary.	Retain core path within site and provide additional planting to limit	0 = With mitigation proposal will have no impact on the existing path network

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	cycling) comprising paths, cycle paths, coastal paths and rights of way?	affecting the amenity of a route		impacts on amenity. Ensure path is retained or suitable diversion provided during construction works.	
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ + Significant/large scale redevelopment of brownfield land	Several areas of the site are brownfield, including former fish processing factories		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land may be on site	Historic use of parts of the site as fish factories may mean there is a presence of contaminated land	Contaminated land site investigation and implementation of any required mitigation	+ Will remediate any minor contamination onsite
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Some areas of the site are greenfield land	Development will largely focus on brownfield land however some areas of greenfield land are likely to be developed	-Small scale use of greenfield land which cannot be mitigated
11d	Will the proposal	0 = Will not affect vacant	Although parts of the		

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	minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	buildings due to the nature, scale or location of proposal	site are brownfield all vacant buildings have now been demolished and removed from the site		
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	None of the site is identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	The greenfield parts of the site are not known good quality agricultural soils or locally important croft land.			
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic and commercial waste.	Provide recycling facilities on site, however there will still be some residual	- Will cause an increased amount of waste going to landfill



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				waste only suitable for landfill.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Site is for mixed uses, however given the presence of existing and proposed residential properties it is unlikely to be suitable for waste management activities.		

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Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	- Proposal is within a national or designated landscape and would lead to a minor loss or impact on the key features or qualities	The site is located within the Wester Ross National Scenic Area. It's prominent location within Charlestown means this site must be designed carefully to avoid adverse effects on the special qualities of the NSA.	Impact of development (including construction as well as any operational activities that arise from development) to avoid an adverse effect on the special qualities of the NSA.	0 = With mitigation proposal is unlikely to have any effects on designated landscapes
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The site is not in close proximity to any areas of wild land or unspoiled coast.		

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	coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	- Proposal partially relates to current settlement pattern and density	It's prominent and location within Charlestown means this site must be designed carefully to ensure landscape fit.	Avoid breaching the containing ridges either physically or visually when viewed on approach to Gairloch.  Design statement including 3D visualisations	0 = With mitigation proposal has potential to be accommodated in the landscape
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	It's prominent location within Charlestown means this site must be designed carefully to ensure landscape fit.	Avoid breaching the containing ridges either physically or visually when viewed on approach to Gairloch.  Design statement including 3D visualisations	0 = With mitigation unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their	0 = Will not impact scheduled monuments due to nature, scale or location of proposal			

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	setting?				
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Area of wider archaeological interest, several Historic Environment Record sites lie within the site mainly associated with its harbour uses	A rapid survey may be required depending on location to identify any upstanding remains	0 = With mitigation will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	A category B listed building, Charlestown House, lies to the south of the bay.	Ensure any new development respects the setting of Charlestown House.	0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			

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	Landscape?				
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Gairloch		<b>GIS Site Ref:</b> 113 <b>Pre-MIR Site Ref:</b> CfS/GL4 <b>MIR Site Ref:</b> GLM3
<b>Site Name:</b> Former Fish Factory, Gairloch Harbour	<b>OS Grid Ref:</b> 130679; 875076	<b>Site size (ha):</b> 1.33
<b>Source of site suggestion:</b> West of A832 and East of Raonmor at Auchtercairn	<b>Site History (local plan and planning applications):</b> Outwith settlement development area in current local plan	
<b>Current Use:</b> Rough grazing	<b>Proposed Use:</b> Retail/Community/Amenity/Open Space	<b>MIR Status:</b> Preferred for mixed use

### Location Plan



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Photographs (if available)

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site.		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water	No ditches, streams, rivers, lochs or the sea on or directly		

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	the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	adjacent to the site.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is <2ha		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	++ Proposal is within walking distance to an existing centre of a large population/wide range of services/extensive travel	The site lies within 100m of facilities including primary and secondary school,		



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	travel and public transport? What will the proposals impact on carbon emissions?	connections which will help to sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	Council, convenience shop and medical centre. Furthermore proposal is for a mixed used development including retail and community this would also reduce the need for new residents to travel by private car.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Likely to be low density development therefore will not have a high heat demand.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	A small part of the site has been identified as being at risk of surface water flooding.	This could be managed via appropriate drainage methods	0 = Requirement for appropriate drainage will address surface water flood risk
3b	Could development of the site impact the risk of flooding	0 = Development of the site would have no impact on flood risk elsewhere			

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	elsewhere?				
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.		

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	<b>Appraisal is likely be required</b>				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands,	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	No trees within or adjacent to site		

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	hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	No known presence of protected species		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	The site appears to provide a habitat connection between two built up areas of Gairloch.	Provide shrub/hedge planting, ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity provided specified mitigation is incorporated

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Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site is relatively exposed	Planting would be required to help limit exposure.	0 = Partially sheltered sited by vegetation.
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	New road access would be required	Access should be taken from A832 towards the southern end of the site on the outside of the existing bend.	0 = Proposal would be easily accommodated by existing road network
7b	Are there any access constraints or opportunities?	-Constraint to access that can be mitigated	New road access would be required	Access should be taken from A832 towards the southern end of the site on the outside of the existing bend.	0 = Proposal in close proximity to utilise existing connections and access
8	Education  Is there capacity in relevant primary	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to	Current roll at Gairloch Primary School is 69% of capacity and is forecasted to fall to		

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	school and secondary school?	sustain school/s	around 60% by 2028/29.  Current roll at Gairloch High is 44%, it is forecasted to fall slightly to 41% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and	0 – WTW and STW have sufficient spare capacity to accommodate development	Gairloch WTW currently has a spare capacity of 62 units, sufficient to		

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	Sewerage Treatment Works (STW)		accommodate the level of development proposed; The WWTW also has sufficient spare capacity		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	It is in the ownership of a party which can be expected to release it for development. There are no known constraints that would prevent the site being delivered within the plan period.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Proposal is mixed use including retail use which would result in the creation of a small number of jobs		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Whilst the site is not a publically accessible open space it an attractive space at a strategic junction that allows attractive views over Loch Gairloch.	Limit built development to lower parts of slope, creation of publically accessible open space on higher, more visible parts of the site.	0= the loss of some of the open space to built development incorporating an attractive area of publically accessible open space may allow a natural impact
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Site is in close proximity to areas of open space		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	A core path lies close to the southern boundary of the site. There may be an opportunity to connect to this core path.	Provide connection to core path	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities

**Waste and Natural Resources**

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	Site is greenfield		



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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	None of the site is identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land	Site is identified as grade 4.2 in the Land Capability Assessment, this is relatively good agricultural land in a west coast context.	Given open space is also suggested as part of the proposal this would not result in the permanent loss of good agricultural ground for the entire site. However, much of the site would be developed and therefore there would continue to a minor loss of good agricultural land.	-Could cause a minor loss of good agricultural land
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

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	waste handling operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable for waste management activities	Site is for residential and retail use and therefore not suitable for waste management activities.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites be affected – including National Scenic Areas and	-- Proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities	The site is located within the Wester Ross National Scenic Area. It was excluded from the previous Local Plan to retain views across the bay in	Development that does not obstruct views (for example amenity open space). Landscape and visual impact assessment would be required to illustrate impact.	- Proposal is within a national or designated landscape and would lead to a minor loss or impact on the key features or qualities

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	Special Landscape Areas?		line with the policy on retaining views across open water. The nature and location of the site means that inappropriate development would have a significantly adverse impact on views, which contribute to "The superb coast and coastal views" and "The abundance of water, a foreground to dramatic views" special qualities of the NSA.	Impact of development (including construction as well as any operational activities that arise from development) to avoid an adverse effect on the special qualities of the NSA.	
15a	<b>Non designated landscape features and key landscape interests</b>  To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The site is not in close proximity to any areas of wild land or unspoiled coast.		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	- Landscape has limited capacity to accommodate development at this location	Site is located at a strategically significant site at a road junction which is quite exposed and highly visible. The site currently provides attractive views across open water. Any built development could significantly affect these attractive views.	Development that does not obstruct views (for example amenity open space). Landscape and visual impact assessment would be required to illustrate impact.  Impact of development (including construction as well as any operational activities that arise from development) to avoid an adverse effect on the special qualities of the NSA.	- Landscape has limited capacity to accommodate development at this location
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Site is located at a strategically significant site at a road junction which is quite exposed and highly visible. The site currently provides	Development that does not obstruct views (for example amenity open space). Landscape and visual impact assessment	- Proposal would be visually intrusive in wider general scenery

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			attractive views across open water. Any built development could significantly affect these attractive views.	would be required to illustrate impact.  Impact of development (including construction as well as any operational activities that arise from development) to avoid an adverse effect on the special qualities of the NSA.	
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage	0= Will not impact any World Heritage Sites due to nature,			

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	Sites? (including proposed)	scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			



## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Gairloch		<b>GIS Site Ref:</b> 114 <b>Pre-MIR Site Ref:</b> CfS/GL5 <b>MIR Site Ref:</b> GLH3
<b>Site Name:</b> East of the A832 from Auchtercairn to Ord na h-Eaglaise	<b>OS Grid Ref:</b> 180702; 876151	<b>Site size (ha):</b> 25.8
<b>Source of site suggestion:</b> JH Johnson on behalf of Gairloch Estates	<b>Site History (local plan and planning applications):</b> Wider countryside in current local plan No history of planning applications	
<b>Current Use:</b> Open grazing, scrub and woodland	<b>Proposed Use:</b> Residential with open space, amenity woodland and path network	<b>MIR Status:</b> Non-preferred for housing

### Location Plan



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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Several small waterbodies run through the site. These are non-baseline waterbodies and are therefore not considered within the RBMP.		
1b	Will the proposal result in a direct	-Development could have a localised minor negative impact	Several small water courses	A 6m buffer should be provided	0= Development is unlikely to have any significant

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	on the water environment	run through the site.	between the waterbodies and any built development.	effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	No water supplies identified within 250m of the site.		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	+ Proposal is within walking distance of existing centres population/services/transport	The site is linear and lies directly east of the existing Gairloch		

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	settlement development area. The northern end of the site lies close to facilities at Auchtercairn and Gairloch village centre. Mid and southern parts of the site whilst being relatively close to facilities may be difficult to access by active travel due to the site steep and rocky nature.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Likely to be low density development therefore will not have a high heat demand.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	There are a number of small watercourses flowing through the site.  This is a large site and situated on a steep	FRA required to assess risk from small watercourses and inform site layout.  DIA recommended.	0 = Requirement for a FRA and no built development in the functional flood plain and DIA to assess surface water run off will address flood risk

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			gradient, there is potential for surface water run off to impact on adjacent areas.		
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere	This is a large site and situated on a steep gradient, there is potential for surface water run off to impact on adjacent areas.	DIA	0 = With any required mitigation identified in a drainage impact assessment implemented development of the site would have no impact on flood risk elsewhere
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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5a	<p>To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)</p> <p><b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b></p>	<p>0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal</p>	<p>The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.</p>		
5b	<p>To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS</p>	<p>0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal</p>			

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5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated	Several areas of native woodland and other areas of trees with high amenity value lie within the site.	Retain core areas of existing native woodland. Opportunity for low density housing in scattered groups within larger areas of existing open ground. Native woodland planting to improve connectivity and minimise visual impact of development.	+ With mitigation proposal could enhance non-designated interests
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Likely to be impact on protected species due to nature, scale or location of proposal	Mature trees may indicate presence of protected species	Protected species surveys and any identified mitigation	0 = With mitigation unlikely to be any impact on protected species
5e	Are there any geodiversity sites or wider geodiversity	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location			

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	interests that could be affected by the proposal?	of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	-- Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat	The size of the site and its greenfield nature of the mean it is likely to have an impact on habitats.	Provide shrub/hedge planting, ensure wildlife corridors are provided into adjacent wider countryside.	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. West facing slope	This is a large site and situated on a steep gradient, some mature woodland on parts of the site will provide some shelter	Significant shelterbelt planting would be required to help limit exposure.	0 = With mitigation partially sheltered sited by topography or vegetation.
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Road capacity likely to be available		



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7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network	Where the site abuts the A832 the alignment creates visibility problems for any new access as does the steep gradients up from the road. No other suitable accesses have been identified.		- Limited opportunity/ large amount of work to connect with existing road network
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Gairloch Primary School is 69% of capacity and is forecasted to fall to around 60% by 2028/29.  Current roll at Gairloch High is 44%, it is forecasted to fall slightly to 41% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind	- Some servicing constraints	A low voltage overhead electricity line traverses a western part of the site.	Provide buffer between development and overhead line or underground electricity line	0=with mitigation proposal is unlikely to be affected by physical or bad neighbour constraints

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	farm, landfill site etc.)				
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 = WTW and STW have sufficient spare capacity to accommodate development	Gairloch WTW currently has a spare capacity of 62 units; this would likely be able to accommodate this development but cumulatively with other development in Gairloch capacity may be limited.  The WWTW currently has ample spare capacity to accommodate the likely level of development generated from the site that could be yielded from the	Increased may capacity would be required at the WTW	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect

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			development.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	The site is in the ownership of a party which can be expected to release it for development. It does suffer from several physical constraints including steep, rocky slopes; presence of woodland and vehicular and pedestrian access. It is also constrained by marketability as taking into account past completion rates in Gairloch it would be very unlikely the entire site would be developed within the plan period.	Presence of steep rocky slopes will reduce developable areas of the site and pose access limitations will may also reduce development potential on the site. With regards marketability only a reduction in the site area may improve this, it may be appropriate for other areas of the site to be indicated as long term development.	- With mitigation the site remains affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Although proposed uses are limited to residential, given the large scale of the site its construction may result in the creation of a number of jobs		

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			and net economic benefits by bringing additional residents into the area		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space it is not open space from which the public derive an amenity value		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Site is on the edge of the settlement in close proximity to areas of open space		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	The site, particularly its northern end lies close to services and facilities. No core paths or rights of way currently pass through the site, however there is an opportunity for the path network within		

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			the site to link to the core path network. This is illustrated on the framework plan provided by the landowners agent as part of the Call for Sites.		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land	Entire site is greenfield land		-- Large-scale use of Greenfield land which cannot be mitigated
11d	Will the proposal minimise demand on primary resources	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

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	e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	- Groundwater dependant terrestrial ecosystems likely to be a limiting factor on development	SEPA have identified the presence of groundwater dependant terrestrial ecosystems, these are likely to be limiting factors to development.	To mitigate impacts on GWDTE a habitat survey will be required; this should demonstrate the area of the site that can be developed may be limited due to the presence of wetlands and how impacts on wetlands, including those surrounding the site, have been minimised.	-With mitigation likely to result in minor disturbance GWDTE
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Site is not thought to be in crofting tenure and has a low land capability of 5.3.		
13a	Will the proposal	- Could cause an increased	The site will generate	Provide recycling	- Will cause an increased amount

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	help meet the Zero Waste Plan targets?	amount of waste going to landfill	domestic waste.	facilities on site, however there will still be some residual waste only suitable for landfill.	of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for	0= Site is not potentially suitable site for waste management activities	Site is for residential use and therefore not suitable for waste management activities.		

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	Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	-- Proposal is within a national designated landscape and would lead to a significant loss of or impact on the key features or qualities	<p>Site is located within the Wester Ross NSA. Much of the ground is steep and wooded and provides a sense of containment to the settlement. The Wester Ross Landscape Capacity Study highlighted that there was a clear separation between Charlestown and Gairloch. It also identified that the clear sense of arrival to these distinctively different settlements should be retained. Development between the settlements should be avoided in particular the key</p>	<p>Only by reducing the site to suitable areas of land for additional houses in infill sites the proposal could be fully mitigated.</p> <p>With a reduced allocation a requirement for impacts of development (including construction as well as any operational activities that arise from development) to avoid joining Charleston and Gairloch or other impacts that would have an adverse effect on the special qualities of the NSA</p>	-- With mitigation proposal is within a national landscape and would lead to a significant loss of or impact on the key features or qualities



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			ridges which enclose and contain the settlements should remain undeveloped, so as to avoid adverse impacts on the small, intimate scale of settlement that contributes to the "Human settlement within a vast natural backdrop" special quality.	could be required.  Should the entire site be allocated there would likely continue to be significant impacts on the special qualities of the NSA.	
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The site is not in close proximity to any areas of wild land or unspoiled coast.		
15b	To what extent is the	-- Development isolated and not	See 14	See 14	-- With mitigation development is

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	proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	in an existing settlement boundary and proposal fails to relate to current settlement pattern and density			isolated and not in an existing settlement boundary and proposal fails to relate to current settlement pattern and density
15c	To what extent will the proposal be visually intrusive?	-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view	See 14	See 14	-- With mitigation proposal continues to be visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			

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16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Potential for prehistoric remains.	Archaeological survey and mitigation	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	There are three listed buildings adjacent to the western boundary of the site at its southern end. These are Gairloch Old Kirkyard and Gairloch Free Church of Scotland which are both B listed and Gairloch Parish Church which is C listed.	The impact of the development on the setting of these listed buildings requires careful consideration.	0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and	0 = Will not impact any garden or designed landscape due to nature, scale or location of			

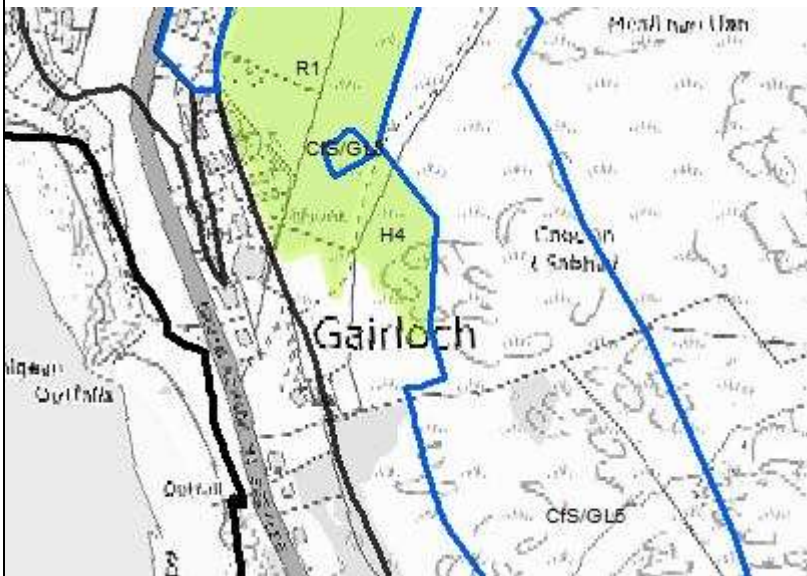
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	Designed Landscape?	proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Gairloch		<b>GIS Site Ref:</b> 1661 <b>Pre-MIR Site Ref:</b> WRLP/H4 <b>MIR Site Ref:</b> GLH4
<b>Site Name:</b> Achtercairn	<b>OS Grid Ref:</b> 180422; 876783	<b>Site size (ha):</b> 0.7
<b>Source of site suggestion:</b> Existing local plan site	<b>Site History (local plan and planning applications):</b> Allocated in current local plan for redevelopment (ref:H4), no applications	
<b>Current Use:</b> Rough grassland	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Non-preferred for housing

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water	No ditches, streams, rivers, lochs or the sea on or directly		

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	the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	adjacent to the site		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is < 2ha		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	++ Proposal is within walking distance to an existing centre of a large population/wide range of services/extensive travel	The site lies close to facilities including primary and secondary school, Council,		

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	travel and public transport? What will the proposals impact on carbon emissions?	connections which will help to sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	convenience shop and medical centre.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Development is unlikely to have high density		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Potential for surface water run off	Site is at the bottom of a steep slope and there is the potential for surface water run off to impact on the site should be considered	This could be managed via appropriate drainage methods	0 = Requirement for appropriate drainage will address flood risk issues
3b	Could development of the site impact the risk of flooding	0 = Development of the site would have no impact on flood risk elsewhere			



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	elsewhere?				
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.		

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	<b>Appraisal is likely be required</b>				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			

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	Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	No known presence of protected species		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	The site provides habitat connections to the east	Provide shrub/hedge planting, ensure wildlife corridors are provided into adjacent wider countryside	0 = Unlikely to be any impact on habitat connectivity provided specified mitigation is incorporated

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	greater connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site		Provide shelterbelt planting	0 = Partially sheltered sited by topography or vegetation.
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			-
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Significant development would require upgrades to private access. Difficult to access directly from Auchtercairn		
8	Education	+ Primary and/or secondary school are under capacity and/or	Current roll at Gairloch Primary School is 69%		

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	Is there capacity in relevant primary school and secondary school?	forecasted to be under capacity and development will help to sustain school/s	of capacity and is forecasted to fall to around 60% by 2028/29.  Current roll at Gairloch High is 44%, it is forecasted to fall slightly to 41% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead power lines run through southern and western part of the site	Buffer between power lines and development or underground power lines	0=proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water	0 – WTW and STW have sufficient spare capacity to	Gairloch WTW currently has a spare		

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	Treatment Works (WTW) and Sewerage Treatment Works (STW)	accommodate development	capacity of 62 units, sufficient to accommodate the level of development proposed; The WWTW also has sufficient spare capacity		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	-- Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe	Site is constrained by physical and infrastructure constraints. In particular it is a steep rocky site which would be costly to develop and is also constrained by access		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Unlikely to result in long term economic benefits		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst part of the site is greenfield and currently open space, it is not open space from which the public derive an amenity value.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Site is in close proximity to areas of open space		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a number of services and facilities	Paths lies close to the site that connect to a number of nearby facilities	Provide connection to existing path	+ Proposal provides opportunity to link to the existing path network to reach a number of services and facilities
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			

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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources ?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	None of the site is identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		



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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land	The northern part of the site is identified as grade 4.2 in the Land Capability Assessment, this is relatively good agricultural land in a west coast context.		-Could cause a minor loss of good agricultural land
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic and commercial waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for	0= Site is not potentially suitable site for waste management	Site is for mixed uses including residential		

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	waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	activities	and therefore not suitable for waste management activities.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	In Wester Ross National Scenic Area (NSA). The key issue for development is to tie into existing development.	Do not to extend development too far up the slope, so as to maintain the strong sense of containment provided by the steep slopes to the rear of this allocation site. Ensure that development reflects the existing pattern, type and spacing of	- 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

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				<p>the settlement, to maintain the special quality of the "distinctive and populated coastal settlements".</p> <p>Despite this given much of the site is on a slope, it unlikely to be possible to fully mitigate the impacts</p>	
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p>	<p>The site is not in close proximity to any areas of wild land or unspoiled coast.</p>		

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15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	- proposal partially relates to current settlement pattern and density	See 14	See 14	- proposal partially relates to current settlement pattern and density
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	See 14	See 14	- Proposal would be visually intrusive in wider general scenery
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			

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16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			

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16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Gairloch		<b>GIS Site Ref:</b> 110 <b>Pre-MIR Site Ref:</b> CfS/GL1 <b>MIR Site Ref:</b> GLH5
<b>Site Name:</b> Wider Fasaich	<b>OS Grid Ref:</b> 177890; 877864	<b>Site size (ha):</b>
<b>Source of site suggestion:</b> Fiona Gibson	<b>Site History (local plan and planning applications):</b> Wider countryside in current local plan No history of planning applications	
<b>Current Use:</b> Rough grazing	<b>Proposed Use:</b> Residential	<b>MIR Status:</b> Non-preferred for Housing

### Location Plan



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Photographs (if available)

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Caochan an Fhasaich and Easan Beag are small waterbodies which lie within the site. These are non-baseline waterbodies and are therefore not considered within the RBMP.		
1b	Will the proposal result in a direct physical impact on	-Development could have a localised minor negative impact	Caochan an Fhasaich and Easan Beag are small waterbodies which lie within	A 6m buffer should be provided between the	0= Development is unlikely to have any significant effects on the water



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	the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	on the water environment	the site.	waterbodies and any built development.	environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	No water supplies identified within 250m of the site.		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	--Proposal is a significant distance from existing centres of population/services/transport connections and will be likely	The site lies on the western edge of Gairloch approximately 2.5km	Provide connection to existing footpath to village centre. However, given the	-Proposal is fairly isolated from existing centres and provision and would have a localised minor negative impact on emissions

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	travel and public transport? What will the proposals impact on carbon emissions?	cause a significant increase in use of private car (Co2 emissions)	from any facilities. This is a significant distance however there is a footpath connection from adjacent existing local plan site H1.	distance involved it remains likely that many trips to facilities will be by car and therefore the proposal would result in an increase in carbon emissions.	which would be difficult to mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Likely to be low density development therefore will not have a high heat demand.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk			
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere	The site is large and on a relatively steep slope therefore there is the potential for surface water run off to impact on areas downslope.	Drainage Impact Assessment	0 = With any required mitigation identified in a drainage impact assessment implemented development of the site would have no impact on flood risk elsewhere

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.		

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5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			

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	high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	No known presence of protected species		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	The size of the site and its greenfield nature of the mean it is likely to have an impact on habitats.	Provide shrub/hedge planting, ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity provided specified mitigation is incorporated
<b>Site Deliverability/ Sustainability</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	- - Very exposed, with no shelter from landscape or vegetation, north facing slope		Significant shelterbelt planting would be required to help limit exposure.	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Reservation for access within existing development.		
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Reservation for access within existing development.		
8	Education  Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Gairloch Primary School is 69% of capacity and is forecasted to fall to around 60% by 2028/29.  Current roll at Gairloch High is 44%, it is		

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			forecasted to fall slightly to 41% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints	A low voltage overhead electricity line traverses a southern part of the site.	Provide buffer between development and overhead line or underground electricity line	0=with mitigation proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Gairloch WTW currently has a spare capacity of 62 units; this capacity is not sufficient to accommodate the number of units that could be generated from the site. The	Increased capacity would be required at the WTW	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect

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			WWTW has sufficient spare capacity to accommodate the likely level of development generated from the site that could be yielded from the development.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	The site is in the ownership of a party which can be expected to release it for development. It does suffer from several physical constraints including slope and the presence of deep peat. It is also constrained by marketability as taking into account past completion rates in Gairloch it would be very unlikely the entire site would be developed within the plan period.	For areas of the site that are planned to be developed a Peat Management Plan will be required, this should demonstrate any areas of the site where development may be limited due to deep peat and how impacts on peat have been minimised. With regards marketability only a reduction in the site area may improve this, it may be appropriate for other areas of the site to be indicated as long term	- With mitigation the site remains affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe



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				development.	
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Although proposed uses are limited to residential, given the large scale of the site its construction may result in the creation of a number of jobs and net economic benefits by bringing additional residents into the area		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space it is not open space from which the public derive an amenity value		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Site is on the edge of the settlement in close proximity to areas of open space		

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10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	- Proposal is unlikely to facilitate active travel	The site lies on the western edge of Gairloch approximately 2.5km from any facilities. This is a significant distance and there is currently no path connection that to provide a safe connection to the village centre.	For a site of this scale it would be reasonable to introduce a developer requirement for a footpath linking the village centre. However it is unlikely that all the land required is in control of the developer. Even if it was possible for the developer to provide a footpath, the distance involved means it remains likely that many trips to facilities will be by car and therefore the proposal would result in an increase in carbon emissions.	- Proposal is unlikely to facilitate active travel
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			

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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land	Entire site is greenfield land		-- Large-scale use of Greenfield land which cannot be mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	--Most of the site (>50%) is within an area of carbon rich soils/peat/wetlands	Large parts of the site are identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping. This, and the presence of groundwater	A Peat Management Plan will be required, this should demonstrate any areas of the site where development may be limited due to deep peat and how impacts on peat	-With mitigation likely to result in minor disturbance of carbon rich soils/wetlands

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			dependant terrestrial ecosystems are likely to be limiting factors to development.	have been minimised.  To mitigate impacts on GWDTE a habitat survey will be required; this should demonstrate the area of the site that can be developed may be limited due to the presence of wetlands and how impacts on wetlands, including those surrounding the site, have been minimised.	
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Site is not thought to be in crofting tenure and has a low land capability of 5.3.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable	- Will cause an increased amount of waste going to landfill

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				for landfill.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Site is for residential use and therefore not suitable for waste management activities.		

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Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	<p>-- Proposal is within a national designated landscape and would lead to a significant loss of or impact on the key features or qualities</p>	<p>The site is located within the Wester Ross National Scenic Area. It has the potential to take development much higher up the slope than elsewhere within the settlement. Fasaich is sited on a prominent ridge which historically would have provided a strong visual and physical containment to Lonemore.</p> <p>Development at Fasaich has already had an impact on the existing character and distinctiveness of the settlement as a result of the size, density and prominence of houses. Housing is arranged in clusters</p>	<p>Requirement for impacts of development (including construction as well as any operational activities that arise from development) to avoid an adverse effect on the special qualities of the NSA. The number, location and scale of houses should seek to open out rather than consolidate further the dense clustered pattern.</p> <p>However, given the scale of the site it is unlikely this could comprehensively mitigate all impacts on the NSA.</p> <p>Only by reducing the</p>	<p>-- With mitigation proposal is within a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities</p>

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			<p>some orientated away from the main settlement. As such it creates a strong mass of development which is uncharacteristic of the other more dispersed development. There have also been a lot of new houses built out along Lonemore many of which do not relate well to the landform. As such the historic crofting pattern is now very indistinct and the settlement lacks any structure or cohesion.</p> <p>The site is a very large area that takes development up onto open ground that acts as a containing slope above the existing development , albeit a gentle expansive slope. It would undermine any sense of containment and</p>	<p>allocation to suitable areas of land, for example lower lying ground and within well defined ridges would opportunities be provided to site a number of houses within well contained spaces.</p>	
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			<p>could result in houses skylining.</p> <p>Some form of development may be possible at this location, development of the scale invited by the current allocation size could erode this further and have an adverse effect on the "Human settlement within a vast natural backdrop" and "The distinctive and populated coastal settlements" special qualities of the NSA.</p>		
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and</p>	<p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p>	<p>The site is not in close proximity to any areas of wild land or unspoiled coast.</p>		



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SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	-- Development isolated and not in an existing settlement boundary and proposal fails to relate to current settlement pattern and density	See 14	See 14	-- With mitigation development is isolated and not in an existing settlement boundary and proposal fails to relate to current settlement pattern and density
15c	To what extent will the proposal be visually intrusive?	-- Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view	See 14	See 14	-- With mitigation proposal continues to be visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Archaeological remains present within the site, and a considerable prehistoric presence in wider area.	Archaeological survey and evaluation	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Poolewe		<b>GIS Site Ref:</b> 1 <b>Pre-MIR Site Ref:</b> WRLP/H1 <b>MIR Site Ref:</b> PEH1
<b>Site Name:</b> Shorefield	<b>OS Grid Ref:</b> 185,581 881,010	<b>Site size (ha):</b> Approx. 1 ha
<b>Source of site suggestion:</b> In current plan	<b>Site History (local plan and planning applications):</b> Proposal for 8 house plots on site	
<b>Current Use:</b> Agriculture	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

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<b>Photographs (if available)</b>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory	0= Development is unlikely to have any effects on the status any water bodies	No water bodies on site		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Groups?				
1b	<p>Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	0= Development is unlikely to have any effects on the water environment			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	Proposal located in central area close to amenities		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand			
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk			
3b	Could development	0 = Development of the site			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	of the site impact the risk of flooding elsewhere?	would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion	Road between site and coast		
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact	0 = Unlikely to be any impact on national or local natural heritage	Greenbelt between development site and		



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	on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	sites due to nature, scale or location of proposal	nearby Wester Ross Marine Protected Area		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			-

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0= Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does	- Minor exposed site with	Site fairly flat with	Shelterbelt planting	0 = Partially sheltered sited by topography or vegetation. East or

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	minimal shelter from topography or vegetation. North west facing slope or flat site	little shelter from vegetation.	to minimize exposure	west facing slope or flat site. Opportunity to provide shelter belts etc.
7a	Road network capable of accommodating traffic generated?	?? = Unknown	No response on site from Transport Planning, however local roads should be able to accommodate traffic		
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access			
8	Education  Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Poolewe Primary School projected to rise slowly, but capacity is not expended to exceed 60% and Gairloch Secondary expected to decrease to 50% capacity by 2028.		
9a	Is the site limited due to other physical	- Some servicing constraints and/or “Bad neighbour” nearby	Low voltage overhead line bisects south end	Careful site design	0=proposal is unlikely to be affected by physical or bad

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	that is incongruous to the proposed use and could cause minor disturbance	of site	could mitigate issue	neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water infrastructure runs through site and waste drainage within 35m		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	Current works have capacity to accommodate 38 more housing units		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints:	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered	Current application for 8 plots. Negotiating S75 agreement. Active developer interest.		-

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	ownership; physical, contamination, deficit funding or infrastructure)	in the near future			
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	May create temporary construction jobs		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal			
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Opportunity to better connect swimming pool and amenities to waterfront.		
10c	To what extent will the proposal	+ Proposal provides opportunity to link to the existing path	See above		

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	facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	network to reach a limited number of services and facilities			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Entire site is greenfield		
11d	Will the proposal minimise demand on primary resources e.g. does the	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	development re-use an existing structure or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Increase in residential waste	Provide recycling facilities on site	0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered	0 = No waste management sites nearby that could be			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>



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14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	<p>- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities</p>	<p>In Wester Ross National Scenic Area (NSA).</p>	<p>Requirements to ensure that development reflects the existing pattern, type and spacing of the settlement, to maintain the special quality of the "distinctive and populated coastal settlements". In addition, where relevant, existing trees should be protected and retained to maintain the special quality of "woodlands and trees that soften the landscape" (as well as to protect biodiversity).</p>	<p>0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes</p>
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest,</p>	<p>- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest</p>	<p>Site very visible from coastal road and path</p>	<p>Careful site layout should mitigate landscape effects</p>	<p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p>

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	including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ 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 and proposal reinforces current settlement pattern and density			
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	See 15a		0 = Unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their	- Development of site would have a minor negative impact on a scheduled monument and/or	Site is located close to several listed monuments	Careful site design and layout should mitigate impact on monuments' setting	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	setting?	its wider setting			proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Possibility of archaeological remains	Any archaeological remains should be reported	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	Site is located close to several B listed buildings	Careful site design and layout should mitigate impact on buildings' setting	0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			

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16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement: Poolewe</b>		<b>GIS Site Ref:</b> <b>Pre-MIR Site Ref: WRLP/H2</b> <b>MIR Site Ref: PEH2</b>
<b>Site Name: Builders Yard Field</b>	<b>OS Grid Ref: 185,454 880,906</b>	<b>Site size (ha): 0.76 ha</b>
<b>Source of site suggestion: In current plan</b>	<b>Site History (local plan and planning applications):None</b>	
<b>Current Use: Greenfield</b>	<b>Proposed Use: Housing</b>	<b>MIR Status: Preferred</b>

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

Photographs (if available)

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and	0= Development is unlikely to have any effects on the status any water bodies	Waterbody non-baseline		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Argyll Area Advisory Groups?				
1b	<p>Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	0= Development is unlikely to have any effects on the water environment			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	Proposal is located close to existing development and amenities		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand			
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Site may be at risk from the Cliff Burn on the north west boundary.	Additional information or a FRA may be required along with a 6m buffer on watercourse.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	<b>Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	fragmentation or greater connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site relatively flat and exposed	Could require shelterbelt planting to minimise exposure	
7a	Road network capable of accommodating traffic generated?	?? = Unknown	No assessment for transportation planning but road network likely to accommodate extra traffic		
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Currently no road access to site		?? = Unknown
8	Education	+ Primary and/or secondary	Poolewe Primary not		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Is there capacity in relevant primary school and secondary school?	school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	forecast to grow over 60% capacity and Gairloch Secondary in decline.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Public water within 50m of site and wastewater runs adjacent to western property line		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment	0 – WTW and STW have sufficient spare capacity to accommodate development	Available capacity of 38 units		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Works (STW)				
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Low demand for housing, >2 builds per year		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Likely to create temporary construction jobs		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Proposal close to open greenspace and paths by waterfront		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal	- Small scale use of greenfield	Entire site is greenfield		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	result in the loss of greenfield land?	land	land		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land or locally important croft land	Southwest corner of site designated as 2 by Soil Scotland	Minor loss, careful site design could mitigate	



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13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Could increase residential waste going to landfills	Provide recycling facilities on site	0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for	0= Site is not potentially suitable site for waste management activities			

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	Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	<p>- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities</p>	<p>In Wester Ross National Scenic Area (NSA).</p>	<p>The LDP for this allocation, if taken forward, should include developer requirements to ensure that development reflects the existing pattern, type and spacing of the settlement, to maintain the special quality of the "distinctive and populated coastal settlements". In addition, where relevant, existing trees should be protected and retained to maintain the special quality of "woodlands and trees that soften the</p>	<p>0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes</p>

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				<i>landscape"</i> (as well as to protect biodiversity).	
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest	Proposal is at edge of settlement, flat and highly visible	Careful site layout will mitigate impact	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	At edge of settlement, but would be logical expansion		

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15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	See 15a		0 = Unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	In close proximity to listed monument	Care layout, siting and design could reduce the impact on the surrounding area	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	In close proximity to listing building	Care layout, siting and design could reduce the impact on the surrounding area	0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			

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16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement: Poolewe</b>		<b>GIS Site Ref:</b> <b>Pre-MIR Site Ref: CfS/PE5 &amp; CfS/PE2</b> <b>MIR Site Ref: PEH3</b>
<b>Site Name: Land South of St Maelrubha Close</b>	<b>OS Grid Ref:</b> <b>185,631 880,609</b>	<b>Site size (ha): 1.2</b>
<b>Source of site suggestion:</b> Highlands Small Communities Housing Trust & Mr Richard Hughes	<b>Site History (local plan and planning applications):</b> Historic apps permitted for four then two houses – doesn't look as if they have been built out	
<b>Current Use:</b> <b>Greenfield</b>	<b>Proposed Use:</b> <b>Housing</b>	<b>MIR Status: Preferred</b>

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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Photographs (if available)

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No waterbody on site		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed	Proposal in village centre and close to a range of amenities		



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	travel and public transport? What will the proposals impact on carbon emissions?	use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport			
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Small scale residential development unlikely to have major impact		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Surface water flood risk area adjacent to the south of the site.	Further assessment to determine whether adjacent flood risk will impact development	0=Site is not located within an identified flood risk area and there is no known history of flooding in area itself
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			

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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

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	Protected Area and locally important designations such as LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Site has mature trees throughout	Careful site planning and securing adequate holdback from retained trees should mitigate loss	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	squirrel and badgers				
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Site is relatively flat and adjacent to east facing slope. Partially sheltered by vegetation.		

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7a	Road network capable of accommodating traffic generated?	?? = Unknown	Site not assessed by traffic planning but relatively small development should not have major impact on road network		
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Access through St. Maelrubha Close		
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Primary school not projected to increase in enrolment capacity above 60%. Gairloch Secondary expected to decline in enrolment.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints	Powerlines run just outside of western boundary of site		
9b	What level of work	0=Public water/waste water and	Waste and water run		

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	would be required to connect to a public water supply and waste drainage system?	mains connection available on site or within 200m of the site	adjacent to north side of site		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	38 units of capacity. Should be able to accommodate small housing development.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	There have been historic permits for housing on site, but have never been built out. Historic housing starts of >2 annually in Poolewe		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Could create temporary construction jobs		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	opportunities?				
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Would result of some loss of greenspace	Capacity of >4 units so publically accessible open space provision required as per Open Space in New Residential Development Supplementary Guidance.	
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Site adjacent to green network along waterfront		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	Development on greenfield land		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- 0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Small number of houses on greenfield land		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils	-Some of the site (<50%) is within an area of carbon rich	Peat likely to be a limiting factor	Submit Peat Management Plan to	0=Scale or type of proposal unlikely to effect on soil or croft



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	including peat/wetlands?	soils/peat/wetlands		demonstrate how areas of deepest peat are avoided in site layout and how peat will be managed on site.	land
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land or locally important croft land	Southwest corner of site designated as 1 by Soil Scotland. Site rated graded as 5.1	Careful site layout and design to minimize impact on soil	0= Site is not on high quality agricultural soils or croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Will increase residential waste	Provide recycling facilities on site	0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape	- 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	This allocation is located within the Wester Ross National Scenic Area (NSA).	Impacts of development (including construction as well as any operational activities that arise from development) should avoid an adverse effect on the	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes

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	Areas?			special qualities of the NSA through careful layout and siting.	
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	Development not near wild land or unspoiled coast areas		
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of</p>	+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density	Development well within settlement boundaries. Appropriate for the character of neighbourhood and would provide a transition between denser housing on St Maelrussa Close and		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	surrounding area?		area south of development		
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Small number of housing units unlikely to have major visual impact. See above.		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	Site close to St Maelrubha Church, which is a listed monument.	Careful site layout should mitigate impacts to monument setting	
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Possible WWII remains on site	Archaeological survey and interpretation of the WWII remains required (condition attached to previous consent)	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			

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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement: Poolewe</b>		<b>GIS Site Ref: 2</b> <b>Pre-MIR Site Ref: WRLP/BI1</b> <b>MIR Site Ref: PEI1</b>
<b>Site Name: Former Coal Yard</b>	<b>OS Grid Ref: 185,257 880,688</b>	<b>Site size (ha): 2.37 ha</b>
<b>Source of site suggestion: Currently in plan</b>	<b>Site History (local plan and planning applications): Live Planning Permission on part of site for Water Treatment with Scottish Water.</b>	
<b>Current Use: Industrial</b>	<b>Proposed Use: Industry and Business</b>	<b>MIR Status: Preferred</b>

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

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<b>Photographs (if available)</b>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory	0= Development is unlikely to have any effects on the status any water bodies	No waterbodies on site		0 = Development is unlikely to have any effects on the status of any water bodies

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Groups?				
1b	<p>Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	0= Development is unlikely to have any effects on the water environment			
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	-Development could have a localised minor negative impact on public or private water supplies	Site is the location of Poolewe Water Treatment Works	Special consideration to not impact water treatment works in site planning and development	0= Development is unlikely to have any effects on public or private water supplies
<b>Climate Change</b>					



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of private car (Co2 emissions)	Site is outside of existing settlement boundaries, and due to the presence of a burn, the route into the settlement is about 0.75 km in distance. There are no transit links to the site.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	An industrial use of site could potentially have high heat demand	Assess whether sustainable heat sources are available	0 Development unlikely to have high heat demand
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Site may be at risk from the Cliff Burn on the east boundary.	Additional information or a FRA may be required.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact the risk of flooding	0 = Development of the site would have no impact on flood risk elsewhere			

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	elsewhere?				
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	<b>Appraisal is likely be required</b>				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands,	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	Historically used for industry		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Site surrounded by natural area		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Sheltered by east facing slope to west of development		
7a	Road network capable of accommodating traffic generated?	?? = Unknown	Further analysis needed by Transport Planning		
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Access to site currently exists		
8	Education  Is there capacity in relevant primary school and secondary school?	X = Proposal would not directly result in school pupils			
9a	Is the site limited due to other physical	0=proposal is unlikely to be affected by physical or bad	Powerlines run adjacent to site above		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	neighbour constraints	northern boundary.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	GIS data not current but water treatment facility opened on site in 2012, as a result public water and waste drainage should be present on site.		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Capacity at STW, but only 38 housing units available for sewage treatment.	Depending on phasing of housing developments and type of industry, improvements may need to be made.	
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints:	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered	Development already partially completed.		

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	ownership; physical, contamination, deficit funding or infrastructure)	in the near future			
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Permanent jobs will be created as a result of development. Short term construction jobs will also be created.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal			
10b	To what extent will the proposal contribute to greater connectivity of open space?	- Proposal would fragment key access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks	Development removed from existing green networks		

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10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	See above		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Former Coal Yard (RC-COA-1006 centred at NGR 185192: 880648) onsite - site was demonstrated suitable for use for Planning Application 08/00910/FULRC	Further investigation as to whether development site is contaminated may be necessary.	0 = No record of contaminated soils on site
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal	0 = Will not affect vacant			



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	minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	Site identified as having peat and GEDTE present	Submit Peat Management Plan to demonstrate how areas of deepest peat and best quality wetland are avoided in the proposed layout and how peat will be managed on site.	0=Scale or type of proposal unlikely to effect on soil or croft land
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land or locally important croft land	Entire site rated as 2 according to Soil Scotland		
13a	Will the proposal help meet the Zero Waste Plan targets?	--Could cause a significant increase the amount of waste going to landfill.	Could cause a significant impact depending on type of	Provide recycling facilities onsite	

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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			industry		
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Water treatment on site		

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Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	In Wester Ross National Scenic Area (NSA).	Requirements to ensure that development reflects the existing pattern, type and spacing of the settlement, to maintain the special quality of the "distinctive and populated coastal settlements". In addition, where relevant, existing trees should be protected and retained to maintain the special quality of " <i>woodlands and trees that soften the landscape</i> " (as well as to protect biodiversity).	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes
15a	<p><b>Non designated landscape features and key landscape interests</b></p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	Industry historically exists in this location		

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	To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	-- 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 and/or proposal fails to relate to current settlement pattern and density	Development isolated in landscape, located distantly from existing settlement boundaries		
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Industry already exists in location, visibly removed from settlement		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	Two enclosures noted on site, both not visibly present today.	Any archaeological remains must be reported	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?				
16f	To what extent will the proposal affect any Inventory	0= Will not impact any historic battlefield due to nature, scale			

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	Historic Battlefield?	or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement: Poolewe</b>		<b>GIS Site Ref:</b> <b>Pre-MIR Site Ref: CfS/PE4</b> <b>MIR Site Ref: PEH4</b>
<b>Site Name: Central Land West of River Ewe</b>	<b>OS Grid Ref:</b> <b>185,779 880,682</b>	<b>Site size (ha): 1.26 ha</b>
<b>Source of site suggestion:</b> <b>Wester Loch Ewe Community Council</b>	<b>Site History (local plan and planning applications):</b> <b>No history</b>	
<b>Current Use:</b> <b>Agriculture</b>	<b>Proposed Use:</b> <b>Housing</b>	<b>MIR Status:</b> <b>Non-Preferred</b>

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	- Development could have a minor negative impact on the status of one or more water bodies identified in RBMP	River Ewe considered baseline water body. Current status is good.	No mitigation required for good status waterbody	0 = Development is unlikely to have any effects on the status of any water bodies
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			



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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	+ Proposal is within walking distance of existing centres population/services/transport	Proposal in very central location in the middle of the village,		

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	surrounded by a variety of services and transport connections		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Small scale residential development unlikely to have high heat demand		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Site next to River Ewe, entire eastern side with medium risk of both coastal and fluvial flooding.	Additional information or a flood risk assessment may be required.	- Development is proposed within an area of known flooding or within an indicative area of medium to high flood risk and mitigation measures cannot fully reduce the risks
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Area impacted by coastal flood events and potentially erosion	Assess potential erosion issues.	0=Proposal is close to coast but not thought to affect or be affected by coastal erosion
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest,	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

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	National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Mature trees on the north of site	Development should retain existing trees	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal
5d	To what extent will the proposal impact	0 = Unlikely to be any impact on protected species due to nature,			

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	protected species? e.g. bats, otters, red squirrel and badgers	scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Development could negatively impact green corridor along river front	Ensure wildlife corridors are preserved.	
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site fairly flat.		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Significant slope / changes in level?				
7a	Road network capable of accommodating traffic generated?	?? = Unknown	Assessment from Transport Planning needed but small scale development unlikely to have major impact.		
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	A832 runs along west boundary of site		
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Poolewe Primary not forecast to grow over 60% capacity, and Gairloch Secondary currently in decline.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints	Residential areas and low intensity farmland around site		

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9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water and sewer run along west boundary of site.		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	Capacity for 38 housig units		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Planning permission process underway for a different housing site. Low demand overall at >2 new builds per year.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Could create temporary construction jobs		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	employment opportunities?				
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	-- Proposal would have a significant negative impact on quality and/or quantity of open space	Site key location in entrance to village that provides attractive outlooks on River Ewe	Capacity of >4 housing units, so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal contribute to greater connectivity of open space?	- Proposal would fragment key access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks	Proposal could fragment access to waterfront	The retention of green network along waterfront may mitigate issue	0 = Utilises or is in close proximity to existing connections
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	See above		



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	paths, cycle paths, coastal paths and rights of way?				
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Entire site greenfield land		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of good agricultural land or locally important croft land	Area part ICAS claimed croft boundary and part proposed decrofted or decrofted land		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Could result in increase of residential waste	Provide recycling facilities on site	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site	Site proposed residential		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	management site and could it therefore compromise the waste handling operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will	-- Proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or	In Wester Ross National Scenic Area (NSA). Development	Careful site layout and design could mitigate the impact, but any development	

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	impact on the key features or qualities	has the potential to impact the character of Poolewe and the attractive views of River Ewe and the town site that the land provides.	would still result in a significant impact	
15a	<b>Non designated landscape features and key landscape interests</b>  To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast	-- Proposal is of a scale or nature that would result in a significant negative effect on qualities of landscape interest	See above.		
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement	+ 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 and proposal	Site extremely accessible in the middle of settlement		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	boundaries, existing townscape and character of surrounding area?	reinforces current settlement pattern and density			
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Residential and agricultural uses surrounding site		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			0 = Will not impact any listed buildings due to nature, scale or location of proposal

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

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## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Lochcarron		<b>GIS Site Ref:</b> 158 <b>Pre-MIR Site Ref:</b> CfS/LC7 <b>MIR Site Ref:</b> LCH1
<b>Site Name:</b> Kielburn Crescent North	<b>OS Grid Ref:</b> 191096; 840394	<b>Site size (ha):</b> 0.4
<b>Source of site suggestion:</b> Lochcarron Properties Ltd, Lochcarron Community Development Company, Lochcarron Leisure Company & MacLean-Watt Family	<b>Site History (local plan and planning applications):</b> White land within settlement development area in current local plan. Planning permission in principle granted for 6 houses (11/03539/PIP)	
<b>Current Use:</b> Vegetation – grasses, scrub and trees	<b>Proposed Use:</b> Residential	<b>MIR Status:</b> Preferred for housing

### Location Plan





**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	No ditches, streams, rivers, lochs or the sea on or directly		

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	adjacent to the site.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is <2ha		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any	Site lies within close proximity to Lochcarron village		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	significant impact on travel/access provision and CO2 emissions	centre and is connected by existing foot ways.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development too small scale and low density to have a high heat demand.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- the site is adjacent to an indicative area of medium to high flood risk	The site is adjacent to the coastal flood extent. The site is quite small and already constrained by existing development to the North. Therefore scope for altering site layout or moving development outwith flood risk areas may be limited.	FRA required to determine design level.  Surface water flood risk can be managed via appropriate drainage methods	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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			A very small part of the site has been identified as being at risk of surface water flooding.		
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no		

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	of Conservation /Special Protection Area/RAMSAR) <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>		link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the	-- Development of site would result in significant loss of non designated interests	The site is currently occupied by vegetation including grasses, scrub and 185 individual trees, a	Site wide planting of native trees. A strip of land on the western boundary of the site planted	-- Development of site would result in significant loss of non designated interests even after mitigation

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	<p>Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands</p>		<p>mixture of conifers and broadleaves. The site slopes steeply towards the road and trees are generally concentrated in an informal strip along the lower slopes to the east of the site, adjacent to the main road. Whilst the trees are not inventory woodland or protected by a tree preservation order they do have significant amenity value and their loss would erode the currently attractive approach to the village. Development of the site would result in the removal of the majority of the trees on the site. Tree survey undertaken to support planning application (2012) found that the condition of the trees</p>	<p>comprehensively. Landscaping for individual plots including mix of native species, semi mature trees, hardy ground cover, accent plants, and hedge planting. Retain remaining woodland to north and south of site.</p>	
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			was generally 'fair' (58%) to 'poor' (40%).		
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present	Evidence woodland used by foraging mammals including bats and pine martin. Trees provide shelter and nesting sites for a range of bird species.	Timing of felling of trees should consider breeding birds. Integration of a range of native trees species to provide continuity of cover for wildlife and connectivity with trees and vegetation on either side of the development area.	- Protected species present but licence may not required due to ability to mitigate.
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater	- - Proposal would significantly fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat	Site is currently woodland that provides valuable habitat for foraging mammals and shelter and nesting sites for a range of bird species.	Integration of a range of native trees species to provide continuity of cover for wildlife and connectivity with trees and vegetation on either side of the	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat

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	connectivity?			development area.	
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope			
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	New access/s will need to be provided	Any new junction onto the A896 will need to be positioned to avoid conflicts with other junctions and provide adequate visibility.	- Constraint to access that can be mitigated
8	Education Is there capacity in	++ Primary and/or secondary school are significant under capacity and/or forecasted to be	Current roll at Lochcarron Primary School is only 27% of		



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	relevant primary school and secondary school?	significantly under capacity and development is needed to help sustain school/s	capacity and is forecasted to remain at this level until 2028/29.  Current roll at Plockton High School is 65%, this is forecasted to decline to around 50% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	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.		
9c	Is there capacity in	0 – WTW and STW have			

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	local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	sufficient spare capacity to accommodate development			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future	The site shown as white land within the settlement development area in the current local plan. Planning permission for six houses was granted in 2014. In the landowners agents submission to the Call for Sites it is demonstrated that the site meets the tests of effectiveness whereby it is free from ownership, physical, contamination, deficit funding and infrastructure constraints.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of	0 – no net economic benefits	Development is limited to housing. Construction period is likely to support		

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	employment opportunities?		employment.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	The site is currently occupied by vegetation including grasses, scrub and 185 individual trees, a mixture of conifers and broadleaves.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Opportunities for development of green networks between the site and other, existing green spaces.	Requirement for development of green networks.	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Utilises or is in close proximity to existing connections	The site lies adjacent to an existing footway which provides links to the village centre.		

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Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small-scale use of Greenfield land	The site is entirely greenfield but it is relatively small size in the context of Lochcarron. The site has low soil capability (grade 5.3).		- Small-scale use of Greenfield land which cannot be mitigated.
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

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	existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	Site is not identified as a nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	The site has a land capability assessment of 5.3 and therefore is not classed as good quality agricultural soils. There does not appear to be any record of the site being a croft/s.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Could cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste			

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	vicinity of a waste management site and could it therefore compromise the waste handling operation?	management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable for waste management activities	Intended uses on the site are residential therefore it is not potentially suitable for waste management activities.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes	A National Scenic Area and Special Landscape		

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	To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?		Area within 3km and 6km of the site respectively. However the location and scale of the proposal mean that it is unlikely these designated sites will be affected.		
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The proposal is approximately 2km south of an area of Wild Land. However the location and scale of the proposal mean that it is unlikely the distinctive character of these landscapes will be significantly affected.		
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current	-Proposal would negatively effect the character of the area	Removal of the woodland on the site that forms part of an attractive entrance to Lochcarron will negatively impact the	Site wide planting of native trees. A strip of land on the western boundary of the site planted comprehensively. Landscaping for	- Mitigation will address some impact on character however residual impacts will remain whereby much of the treed area will be lost.

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	settlement boundaries, existing townscape and character of surrounding area?		character of the area.	individual plots including mix of native species, semi mature trees, hardy ground cover, accent plants, and hedge planting. Retain remaining woodland to north and south of site.	
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	The site lies to the north of existing housing and will essentially form a continuation of the linear pattern of housing that characterises Lochcarron.		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			



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16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	A site recorded on the Council's Historic Environment Record known as Tobar Suthainn (The Everlasting Well) lies on the eastern edge of the site. The well is associated with the minister Lachlan Mackenzie and is considered to be an important element of the historic landscape in Lochcarron	The well, spring and access require to be protected and interpreted within the development and public access to this historic feature must be retained.	+ Proposal would enable better access and interpretation of a locally important archaeological sites
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			

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	Landscape?				
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site	A site recorded on the Council's Historic Environment Record known as Tobar Suthainn (The Everlasting Well) lies on the eastern edge of the site. The well is associated with the minister Lachlan Mackenzie and is considered to be an important element of the historic landscape in Lochcarron	The well, spring and access require to be protected and interpreted within the development and public access to this historic feature must be retained.	+ Proposal will result in minor access improvements to the historic environment features within or close to the site

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## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Lohcarron		<b>GIS Site Ref:</b> 156 <b>Pre-MIR Site Ref:</b> CfS/LC6 <b>MIR Site Ref:</b> LCH2
<b>Site Name:</b> Sage Terrace	<b>OS Grid Ref:</b> 191030; 840592	<b>Site size (ha):</b> 1.2
<b>Source of site suggestion:</b> Lohcarron Properties Ltd, Lohcarron Community Development Company, Lohcarron Leisure Company & MacLean-Watt Family	<b>Site History (local plan and planning applications):</b> Allocated in current local plan sites as H1 (northern part of allocation) and AH1. No recent history of planning applications.	
<b>Current Use:</b> Rough ground	<b>Proposed Use:</b> Residential	<b>MIR Status:</b> Preferred for housing

### Location Plan



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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	No ditches, streams, rivers, lochs or the sea on or directly		

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	adjacent to the site.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is <2ha		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	-Proposal is far from existing centres/services/transport connections and will likely cause	The site lies to the north of the residential	Footpath links to connect to Lochcarron village	-Proposal is fairly isolated from existing centres and provision and would have a localised minor

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	a minor increase in the use of private car (Co2 emissions)	development known as Kirkton. Whilst the western edge of the site is within approximately 150m of Lochcarron Primary School, the village centre is somewhat further, approx. 1km east.	centre	negative impact on emissions which would be difficult to mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development too small scale and low density to have a high heat demand.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk	The site does not lie within any flood risk areas identified on SEPA flood maps. Both SEPA and the Council's Flood Team have confirmed the site is not at risk from flooding.		
3b	Could development of the site impact	0 = Development of the site would have no impact on flood			

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	the risk of flooding elsewhere?	risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.		



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	<b>Regulations Appraisal is likely be required</b>				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders	- Development of site would result in minor loss of non designated interests	Trees along boundary the site that could be impacted by development.	Existing groups of trees along the boundary of the site should be retained and protected. Adequate holdback is required from all retained trees and any development.	0 = Unlikely to be any impact on important trees or woodland once mitigation is applied.

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	or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present	Trees present on site which may indicate protected species are present.	Protected species surveys and mitigation may be required.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Site is currently green field on the edge of the settlement, dense woodland lies to the north. As such the site is currently likely form a valuable habitat corridor.	Ensure wildlife corridors are provided into adjacent woodland.	0 = Unlikely to be any impact on habitat connectivity due to mitigation provided.

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	connectivity?				
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope			
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Unrestricted on street parking may cause traffic conflicts	Comprehensive access plan	0 = Proposal would be easily accommodated by existing road network
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Access must come from either Sage Terrace or Kirkton Gardens.		
8	Education  Is there capacity in relevant primary school and	+ + Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and development is needed to help	Current roll at Lochcarron Primary School is only 27% of capacity and is forecasted to remain		

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	secondary school?	sustain school/s	at this level until 2028/29.  Current roll at Plockton High School is 65%, this is forecasted to decline to around 50% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	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.		
9c	Is there capacity in local Water Treatment Works	0 – WTW and STW have sufficient spare capacity to accommodate development			

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	(WTW) and Sewerage Treatment Works (STW)				
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	The site is allocated in the current local plan for housing. In the landowners submission to the Call for Sites it is demonstrated that the site meets the tests of effectiveness whereby it is free from ownership, physical, contamination, deficit funding and infrastructure constraints.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Development is limited to housing. Construction period is likely to support employment.		
<b>Human Health and recreation</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is currently open space, it is not an open space from which the public derive an amenity value.	Site has a capacity of over 4 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Opportunities for development of green networks between the site and other, existing green spaces.	Requirement for development of green networks.	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides an opportunity to link to the existing path network to reach a limited number of services and facilities	The site lies adjacent to Kirkton Woodland which has a right of way and other informal paths running through it.	There are opportunities for the site to provide connections to path ways within Kirkton Woodland for recreational use and to link to existing footways to Lochcarron village centre.	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities

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<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small-scale use of Greenfield land	The site is entirely greenfield but it is relatively small size in the context of Lochcarron. However the site has low soil capability (grade 5.3) and therefore has limited productive agricultural use.		- Small-scale use of Greenfield land which cannot be mitigated.
11d	Will the proposal minimise demand on primary resources e.g. does the	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

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	development re-use an existing structure or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	Site is not identified as a nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	The site has a land capability assessment of 5.3 and therefore is not classed as good quality agricultural soils. There does not appear to be any record of the site being a croft/s.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Could cause an increased amount of waste going to landfill
13b	For sites not	0 = No waste management sites			



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Intended uses on the site are residential therefore it is not potentially suitable for waste management activities.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes	A National Scenic Area and Special Landscape Area within 3km and 6km of the site respectively. However the location and scale of the proposal mean that it is unlikely these designated sites will be affected.		
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The proposal is approximately 2km south of an area of Wild Land. However the location and scale of the proposal mean that it is unlikely the distinctive character of these landscapes will be significantly affected.		
15b	To what extent is the proposal within the capacity of the	-Proposal partially relates to current settlement pattern and density	The Wester Ross Landscape Capacity Study found the	Existing groups of trees along the boundary of the site should be retained	- Mitigation will address some landscape impacts however residual impacts will remain, in

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		western part of the site north of Kirkton Gardens provided an opportunity to focus development within this well contained area. However it identified that development on the northern part of the site should generally be avoided as it is a highly visible convex slope which contains the settlement and creates a lasting sense of structure.	and protected.	particular on the higher convex slopes of the site.
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	The site may appear visible in long distance views of Lochcarron over the loch	The level of visual intrusion can be limited by structural planting, phasing and careful consideration of design and layout.	- Proposal would be visually intrusive in wider general scenery
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled	0 = Will not impact any locally important scheduled monuments due to nature, scale			

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	monuments or their setting?	or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory	0= Will not impact any historic battlefield due to nature, scale			

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	Historic Battlefield?	or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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<b>Settlement:</b> Lochcarron		<b>GIS Site Ref:</b> 175 <b>Pre-MIR Site Ref:</b> CfS/LC8 <b>MIR Site Ref:</b> LCH3
<b>Site Name:</b> Kirkton Gardens North	<b>OS Grid Ref:</b> 190935; 840469	<b>Site size (ha):</b> 0.36
<b>Source of site suggestion:</b> Lochcarron Properties Ltd, Lochcarron Community Development Company, Lochcarron Leisure Company & MacLean-Watt Family	<b>Site History (local plan and planning applications):</b> Allocated for housing in the current local plan (southern part of H1) Planning permission in principle granted for 7 houses (11/03540/PIP)	
<b>Current Use:</b> Vegetation – grasses, scrub and trees	<b>Proposed Use:</b> Residential	<b>MIR Status:</b> Preferred for housing

**Location Plan**



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

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<b>Photographs (if available)</b>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory	0= Development is unlikely to have any effects on the status any water bodies.	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site.		

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	Groups?				
1b	<p>Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	0= Development is unlikely to have any effects on the water environment	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is <2ha		
<b>Climate Change</b>					



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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of private car (Co2 emissions)	The site lies to the north of the residential development known as Kirkton. Whilst the western edge of the site is within approximately 200m of Lochcarron Primary School, the village centre is somewhat further, approx. 1km east.	Footpath links to connect to Lochcarron village centre	-Proposal is fairly isolated from existing centres and provision and would have a localised minor negative impact on emissions which would be difficult to mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development too small scale and low density to have a high heat demand.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk	The site does not lie within any flood risk areas identified on SEPA flood maps. Both SEPA and the Council's Flood Team have		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

			confirmed the site is not at risk from flooding.		
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the		

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	Area/RAMSAR) <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>		qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long	- Development of site would result in minor loss of non designated interests	Trees along boundary of the site that could be impacted by development.	Existing groups of trees along the boundary of the site should be retained and protected. Adequate holdback is required from all	0 = Unlikely to be any impact on important trees or woodland once mitigation is applied.

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	Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands			retained trees and any development.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present	Trees present on site which may indicate protected species are present.	Protected species surveys and mitigation may be required.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or	- Proposal would have a minor negative effect on a habitat corridor or network for	Site is currently green field on the edge of	Ensure wildlife corridors are	0 = Unlikely to be any impact on habitat connectivity due to mitigation provided.

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	wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	movement of wildlife, or on a BAP priority habitat	the settlement, dense woodland lies to the north. As such the site is currently likely form a valuable habitat corridor.	provided into adjacent woodland.	
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope			
7a	Road network capable of accommodating traffic generated?	0 = Proposal could be accommodated by existing road network			
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Access must come from Kirkton Gardens.		

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8	<p>Education</p> <p>Is there capacity in relevant primary school and secondary school?</p>	<p>+ + Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s</p>	<p>Current roll at Lochcarron Primary School is only 27% of capacity and is forecasted to remain at this level until 2028/29.</p> <p>Current roll at Plockton High School is 65%, this is forecasted to decline to around 50% by 2028/29.</p>		
9a	<p>Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)</p>	<p>0=proposal is unlikely to be affected by physical or bad neighbour constraints</p>			
9b	<p>What level of work would be required to connect to a public water supply and waste drainage system?</p>	<p>0=Public water/waste water and mains connection available on site or within 200m of the site</p>	<p>All development should connect to the public sewer.</p>		

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9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future	The site is allocated in the current local plan for housing and gained planning permission in principle for 7 houses on 2014. In the landowners submission to the Call for Sites it is demonstrated that the site meets the tests of effectiveness whereby it is free from ownership, physical, contamination, deficit funding and infrastructure constraints.		
9e	Is the proposal likely to result in a net economic benefit, in	0 – no net economic benefits	Development is limited to housing. Construction period is		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	particular creation of employment opportunities?		likely to support employment.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is currently open space, it is not an open space from which the public derive an amenity value.	Site has a capacity of over 4 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Opportunities for development of green networks between the site and other, existing green spaces.	Requirement for development of green networks.	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising	+ Proposal provides an opportunity to link to the existing path network to reach a limited number of services and facilities	The site lies adjacent to Kirkton Woodland which has a right of way and other informal paths running	There are opportunities for the site to provide connections to path ways within Kirkton	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities



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	paths, cycle paths, coastal paths and rights of way?		through it.	Woodland for recreational use and to link to existing footways to Lochcarron village centre.	
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small-scale use of Greenfield land	The site is entirely greenfield but it is relatively small size in the context of Lochcarron. The site has low soil capability (grade 5.3) and therefore has limited		- Small-scale use of Greenfield land which cannot be mitigated.

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			productive agricultural use.		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	Site is not identified as a nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	The site has a land capability assessment of 5.3 and therefore is not classed as good quality agricultural soils. There does not appear to be any record of the site being a croft/s.		
13a	Will the proposal	- Could cause an increased	The site will generate	Provide recycling	- Could cause an increased

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	help meet the Zero Waste Plan targets?	amount of waste going to landfill	domestic waste.	facilities on site, however there will still be some residual waste only suitable for landfill.	amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for	0= Site is not potentially suitable site for waste management activities	Intended uses on the site are residential therefore it is not potentially suitable for waste management activities.		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes	A National Scenic Area and Special Landscape Area are within 3km and 6km of the site respectively. However the location and scale of the proposal mean that it is unlikely these designated sites will be affected.		
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The proposal is approximately 2km south of an area of Wild Land. However the location and scale of the proposal mean that it is unlikely the distinctive character of these landscapes will be significantly affected.		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	0 = Due to scale, nature or location proposal will have a minimal impact on the landscape	The Wester Ross Landscape Capacity Study found the site provided an opportunity to focus development within this well contained area and identified it as suitable for up to 20 densely sited houses.	Continuation of a strong linear development following the alignment of the forest edge to retain sense of character and purpose when viewed from a distance, and a consistency when viewed from the street.	+ Type of proposed development fits well with existing development
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	As above	As above	- Proposal would be visually intrusive in wider general scenery
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory	0= Will not impact any historic battlefield due to nature, scale			

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	Historic Battlefield?	or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

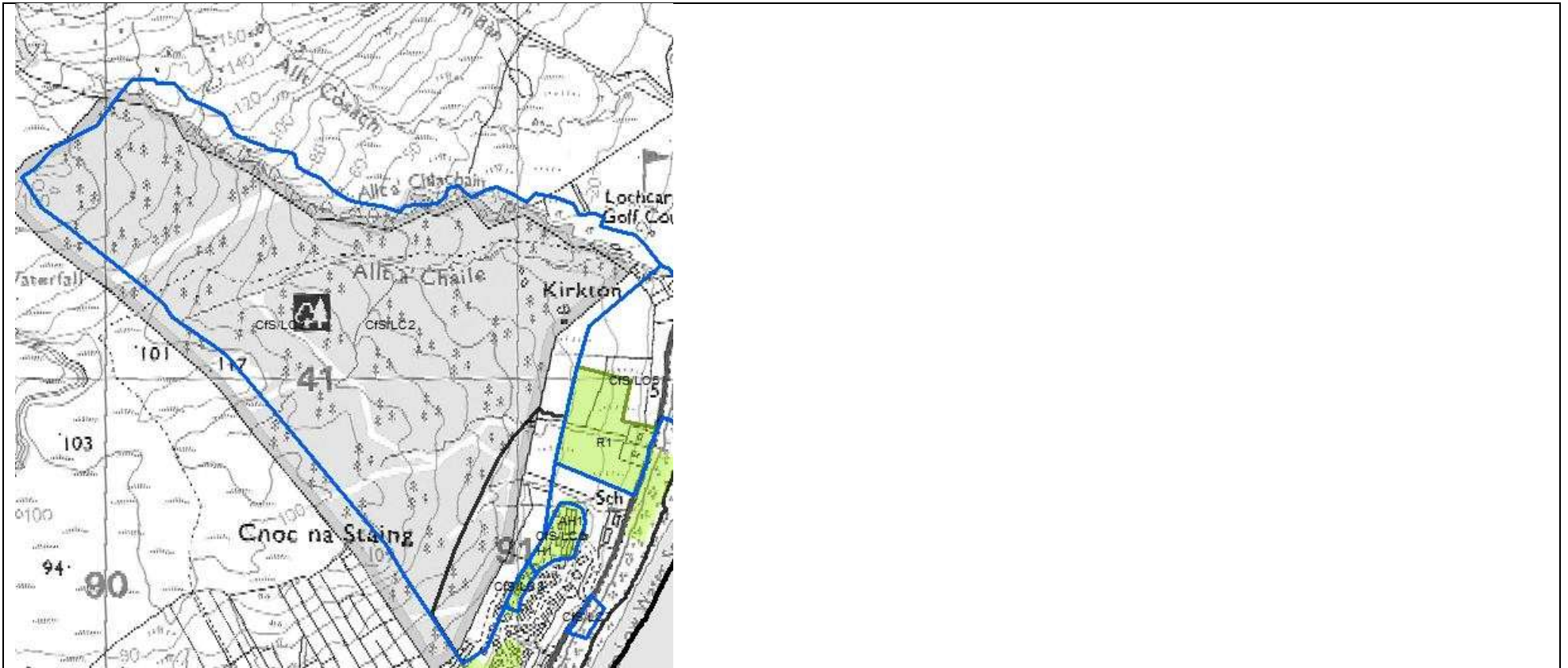
**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

<b>Settlement:</b> Lohcarron		<b>GIS Site Ref:</b> 120 <b>Pre-MIR Site Ref:</b> Cfs/LC2/3 <b>MIR Site Ref:</b> LCM1
<b>Site Name:</b> Kirkton Woodland	<b>OS Grid Ref:</b> 190559; 841103	<b>Site size (ha):</b> 91.2
<b>Source of site suggestion:</b> Highlands and Islands Enterprise (LC2) and Lochcarron Properties Ltd, Lochcarron Community Development Company, Lochcarron Leisure Company & MacLean-Watt Family (LC3)	<b>Site History (local plan and planning applications):</b> Prior Notification (ref: 15/00684/PNO) for forestry relating building and formation of access track – approval March 2015 Planning permission granted (ref: 13/04798/FUL) for formation of road access onto A896 (within LC5) – February 2014 Majority of woodland wider countryside in current local plan, south western portion within settlement development area	
<b>Current Use:</b> Woodland	<b>Proposed Use:</b> Amenity/Recreation/Tourism/Residential/Housing	<b>MIR Status:</b> Preferred for mixed use – business, community, housing and tourism

**Location Plan**



# WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH



Photographs (if available)

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies.	Multiple water courses run through site, however these all small water courses that are non-baseline water courses and therefore the site will not result in a change of status of a water body identified in the RBMP.		
1b	Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts?	-Development could have a localised minor negative impact on the water environment	Multiple small water courses run through the site.	Ensure any crossings are achieved by bridges rather culverts. Require 6m buffer to water courses.	0= Development is unlikely to have any significant effects on the water environment

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)				
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	No evidence to suggest public or private water supplies may be affected.		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	- Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of private car (Co2 emissions)	The site lies on the eastern edge of Lochcarron. Whilst the western edge of the site is within 100m of Lochcarron Primary School, the village centre is somewhat further, approx. 1km east.	Developer requirement for footpath connections from site to adjacent housing estate. Despite this, it is likely some vehicular trips will still be required.	-Proposal is fairly isolated from existing centres and provision and would have a localised minor negative impact on emissions which would be difficult to mitigate

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2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Site largely proposed to used for amenity purposes therefore unlikely to have a high heat demand.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%)is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small parts of the site have been identified as being at risk of surface water flooding. The Allt a' Chaile flows through the site, the Allt a' Chlachain runs along the site boundary and other small watercourses flow though the site.	Surface water flood risk areas can be managed via appropriate drainage methods. But as it is a large site on a gradient then depending on the proposed land use, the potential for surface water run off to impact on adjacent areas should be considered. FRA required to assess impact from Allt a' Chaile and Allt a' Chlachain and other	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk

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				small water courses that flow through the site.	
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere		As above	0 = Development of the site would have no impact on flood risk elsewhere
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it		

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	Area/RAMSAR) <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>		would not otherwise undermine the conservation objectives any Natura 2000 site.		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal	The Allt nan Carnan SSSI lies within 200m of the western boundary of the site. However it is unlikely to be affected by the development.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long	- Development of site would result in minor loss of non designated interests	This is a mature conifer plantation which is starting to suffer wind damage. Only the northern edge of the woodland boundary is identified as being native woodland (nearly native	The future vision proposal for the woodland illustrates that much of the woodland will be retained/replanted. Any permanent	0 = After mitigation unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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	Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands		woodland and upland birchwood). It is understood that parts of the plantation are to be felled commercially and a new haulage access road has recently been constructed to facilitate this.	woodland removal needs to be assessed against the SG policy on the Control of Woodland Removal. Should a proposed change in land use be acceptable, this will most likely be subject to Compensatory Planting, details of which will need to be submitted in support of any planning application.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present	Trees and water courses present on site which may indicate protected species are present.	Protected species surveys and mitigation may be required.	0 = Following mitigation unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			

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	be affected by the proposal?				
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat	Site is within woodland that is proposed to be allocated for amenity/recreation/tourism and residential uses in the plan.	The ‘future vision proposal’ for Kirkton Woodland illustrates that it is to be enhanced to provide new planting, facilities and footpaths within the site, all these measures will result in greater habitat connectivity.	+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Site is woodland and therefore very sheltered.		
7a	Road network	0 = Proposal would be easily	A haul access road has	Access to any new	0 = Proposal would be easily



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	capable of accommodating traffic generated?	accommodated by existing road network	recently been provided to the woodland.	housing within the woodland would need to be provided, this is likely to be in the form of a connection to the road network that currently accesses Kirkton.	accommodated by existing road network
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access			
8	Education Is there capacity in relevant primary school and secondary school?	+ + Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s	Current roll at Lochcarron Primary School is only 27% of capacity and is forecasted to remain at this level until 2028/29. Current roll at Plockton High School is 65%, this is forecasted to decline to around 50% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause	Low voltage electricity lines traverse a northern part of the site.	Avoid development close electricity lines or underground/divert	0= mitigation will allow physical constraints to not limit development potential of the site.

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	pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	minor disturbance		electricity lines.	
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site  X – the site use proposed does not require a connection	Parts of the site that are likely to require a connection (i.e. housing plots southern end of site) are within 200m of the water supply and waste water network. Northern parts of the site are not within 200m of a connection however the uses proposed in this part of the site are unlikely to require a connection.	Pumping likely to be required due to water pressure issues.	0=Public water/waste water and mains connection available on site or within 200m of the site
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			
9d	Is the site likely to be delivered within the LDP timeframe? (this	- Site is affected by minor constraints which mean it is unlikely to be delivered in the	It is understood that income generation from the timber sales associated	Further finance will need to generated possibly in form of	0 = The site is free from major constraints and therefore likely to be capable of being delivered

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	will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	early part of the LDP timeframe	with the community woodland will be insufficient to financially support the vision for the remainder of the site.	government and private grants and possibly through the sale of house plots.	within the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	A small number of jobs are likely to be created to realise the vision of the woodland, for example maintenance of woodland and the art and craft workshop.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	+ + Proposal would have significant positive impact on quantity and/or quality of green space	Parts of Kirkton Woodland are currently accessible to the public, including a right of way that centrally traverses the woodland. The 'future vision proposal' submitted to support the bid for the allocation of the site illustrates that the quality of the space would be vastly improved by		

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			means of new pathways, playgrounds, shelters, picnic sites, gathering places etc.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ + Proposal would significantly contribute to greater connectivity of open space	The 'future vision proposal' submitted to support the bid for the allocation of the site illustrates a variety of new connections throughout the woodland that would contribute towards much improved connectivity of the open space.		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	A right of way traverses the woodland, the 'future vision proposal' submitted to support the bid for the allocation of the site illustrates a series of new paths that would provide connections to Lochcarron and that would also be used for recreational use.		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	+ Proposal will protect greenfield land on a local scale	The site is entirely greenfield and much of it is proposed to be protected for recreational use. A small part of the site is proposed for housing plots, however this represents very small area in comparison to the area that is proposed to be protected.		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

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	or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	<p>The site is not identified as a nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping. However SEPA have commented that peat is likely to be a limiting factor on development.</p> <p>SEPA have also commented that ground water dependant terrestrial ecosystems (GWDTE) are likely to be a limiting factor on development.</p>	<p>For areas of the site that are planned to be developed a Peat Management Plan will be required, this should demonstrate any areas of the site where development may be limited due to deep peat and how impacts on peat have been minimised.</p> <p>To mitigate impacts on GWDTE a habitat survey will be required; this should demonstrate the area of the site that can be developed may be limited due to the presence of wetlands and how impacts on wetlands, including</p>	+Small area of carbon rich soil/wetlands safeguarded from disturbance

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				those surrounding the site, have been minimised.	
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	The majority of the site has a land capability assessment of 5.3 and therefore is not classed as good quality agricultural soils. There does not appear to be any record of the site being a croft/s.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause a limited increase in amount of waste going to landfill	The site will generate a limited amount of domestic and commercial waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Could cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

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13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Intended uses on the site are residential and recreation therefore it is not potentially suitable for waste management activities.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b>  To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes	A National Scenic Area and Special Landscape Area within 2km and 6km of the site respectively. However the nature of the location and type of uses proposed mean that it is unlikely these designated sites will be affected.		



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15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p>	<p>The proposal is approximately 700m south of an area of Wild Land. However the nature of the location and type of uses proposed mean that it is unlikely this area of Wild Land will be significantly affected.</p>		
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>+ Proposal offers minor or local enhancement to qualities of landscape interest</p>	<p>Parts of the woodland are currently suffering from wind damage. The ‘future vision proposal’ would introduce a comprehensive management plan for the woodland, including clearing and felling of trees that are windblown or susceptible to wind blow in the future and plating of native species.</p>		

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15c	To what extent will the proposal be visually intrusive?	+ 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	As above – comprehensive management would improve appearance of the site		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal	The Lochcarron Old Parish Church 160m SSW of Lochcarron Parish Church (Index no. 8867) Scheduled Monument lies approximately 100m east of the site boundary. However given the nature of the proposed uses at this location as shown on the 'future vision proposal' it is unlikely to have any impact on the setting of scheduled monument.		

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16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	A number sites contained in the Council’s Historic Environment Record are concentrated in the north east corner of the site. These are known to be features of a cleared settlement at Kirkton. The ‘future vision proposal’ identifies these sites as archaeological features. The area immediately north is identified as possible house plots.	If house plots were to be developed immediately north of the archaeological sites some form of mitigation is likely to be required.	0 = With mitigation unlikely to impact any locally important archaeological sites.
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			

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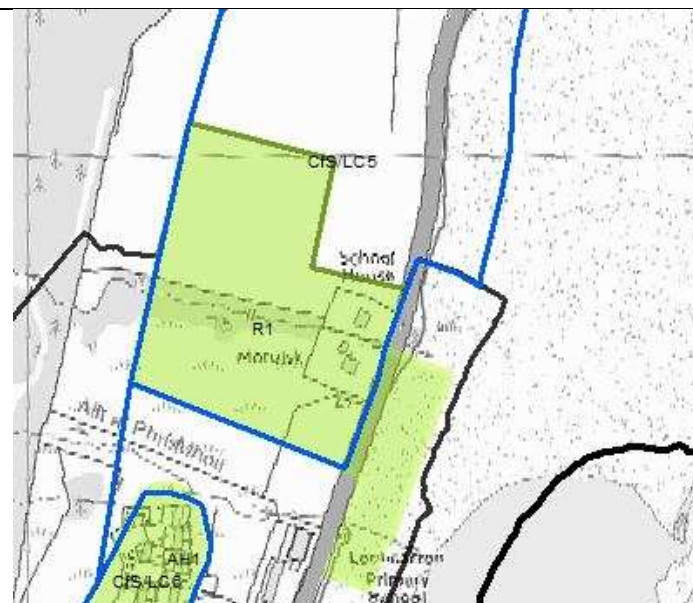
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site	The Lochcarron Old Parish Church 160m SSW of Lochcarron Parish Church (Index no. 8867) Scheduled Monument lies approximately 100m east of the site boundary and a number sites (cleared settlement at Kirkton) contained in the Council's Historic Environment Record are concentrated in the north east corner of the site. The proposal provides an opportunity to improve access to these historic environment features.	There is an opportunity to improve access to and interpretation of the nearby Scheduled Monument and historic environment sites by creating footpath links and interpretation material.	+ Proposal will result in minor access improvements to the historic environment features within or close to the site

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<b>Settlement:</b> Lochcarron		<b>GIS Site Ref:</b> 156 <b>Pre-MIR Site Ref:</b> CfS/LC5 <b>MIR Site Ref:</b> LCM2	
<b>Site Name:</b> Kirkton Expansion Area	<b>OS Grid Ref:</b> 191202;840968	<b>Site size (ha):</b> 11.9	
<b>Source of site suggestion:</b> Lochcarron Properties Ltd, Lochcarron Community Development Company, Lochcarron Leisure Company & MacLean-Watt Family	<b>Site History (local plan and planning applications):</b> Southern end of site current local plan site R1, allocated for redevelopment including primary school, leisure centre, shinty pitch and housing. Lapsed planning permission for leisure centre (01/00752/OUTRC) Planning permission granted (ref: 13/04798/FUL) for formation of road access onto A896 (within LC5) – February 2014 and Prior Notification (ref: 15/00684/PNO) for forestry relating building and formation of access track – approval March 2015 (through LC5 to reach Kirkton Woodland)		
<b>Current Use:</b> Agricultural	<b>Proposed Use:</b> Residential/Community	<b>MIR Status:</b> Preferred for community and housing	

**Location Plan**

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Photographs (if available)

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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	<p>Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?</p>	<p>0= Development is unlikely to have any effects on the status any water bodies.</p>	<p>A small unnamed water body lies within a southern portion of the site, however this water body is not a baseline water body and therefore is not identified in the RBMP.</p>		
1b	<p>Will the proposal result in a direct physical impact on the water environment or</p>	<p>-Development could have a localised minor negative impact on the water environment</p>	<p>A small unnamed water body lies within a southern portion of the site, it is likely this water body will need to be crossed to facilitate</p>	<p>Ensure crossing is achieved by a bridge rather than a culvert. Require 6m buffer to water</p>	<p>0= Development is unlikely to have any significant effects on the water environment</p>

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	provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)		development of the site.	course.	
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	No evidence to suggest public or private water supplies may be affected.		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of private car (Co2 emissions)	The site lies on the eastern edge of Lochcarron. Whilst the western edge of the site is within 100m of Lochcarron Primary	Developer requirement for footpath from the site connecting to existing footpath that begins at the primary school.	-Proposal is fairly isolated from existing centres and provision and would have a localised minor negative impact on emissions which would be difficult to



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	the proposals impact on carbon emissions?		School, the village centre is somewhat further, approx. 1km east.	Part of the proposal is for a leisure centre, this will provide additional facilities within the site. Despite this, it is likely some vehicular trips will still be required.	mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	+ development likely to have a high heat demand and is close to planned source of heat supply	This proposal includes a leisure centre which is likely to be a development with high demand. It also lies adjacent to Kirkton Woodland which is harvestable. There may therefore be potential for the development of a heat network.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	The site is adjacent to the coastal flood extent . However the site is on a relatively steep slope and therefore it is likely that much of the site will be developable.	A FRA may be required to determine design levels.	0 = Requirement for a Flood Risk Assessment to determine design levels will address flood risk

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3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	The site lies close to the coast, but is separated by the A896 road.	Need to address any erosion and ground stability issues.	0=Proposal is close to coast but addressing any erosion and ground stability issues will mitigate any impacts on coastal erosion.
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation		

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	<b>Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>		objectives any Natura 2000 site.		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands	- Development of site would result in minor loss of non designated interests	A strip of native woodland (upland birchwood) lies close to the burn that runs through the site.	Trees along the burn to the south and trees along the southern boundary need to be retained and protected. Careful consideration will be required regarding any access through either of these	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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	Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands			woodland belts. Adequate holdback needs to be established from any development and existing trees, including those to the west along the boundary with Kirkton Wood. Additional native woodland planting will be required to reduce the visual impact of any development, particularly along the roadside.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species may be present	Trees and water course present on site which may indicate protected species are present.	Protected species surveys and mitigation may be required.	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			

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	proposal?				
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Site is currently green field on the edge of the settlement, dense woodland lies to the north and open countryside lies to the east. As such the site is currently likely form a valuable habitat corridor.	Reinforce and extend tree belts within site; ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity due to mitigation provided.
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site is relatively exposed, particularly to the east and has a east facing slope.	Shelterbelt planting to minimise exposure; encourage solar gain through design.	0 = Mitigation will allow the site to be partially sheltered by vegetation.
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Scale of development will need to be assessed on the impact of the A896 which appears to be	Upgrade to A896 likely to be required to facilitate development	0 = Proposal would be easily accommodated by existing road network

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			single track and unlit with the access point proposed outwith the speed limit for the built up area.		
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Only a private access has been constructed and a residential development of more than 4 houses would generally require a road. RCC and upgrading would be required. Timber haulage along residential routes can be problematic. Access point and visibility likely to be acceptable.	Access would require to be upgraded to meet road construction consent standards	- Constraint to access that can be mitigated
8	Education Is there capacity in relevant primary school and secondary school?	+ + Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s	Current roll at Lochcarron Primary School is only 27% of capacity and is forecasted to remain at this level until 2028/29.  Current roll at Plockton High School		

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			is 65%, this is forecasted to decline to around 50% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Low voltage electricity lines traverse the site.	Avoid development close electricity lines or underground/divert electricity lines.	0= mitigation will allow physical constraints to not limit development potential of the site.
9b	What level of work would be required to connect to a public water supply and waste drainage system?	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.		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			

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9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	The western portion of the site is allocated in the current local plan. In the landowners submission to the Call for Sites it is demonstrated that the site meets the tests of effectiveness whereby it is free from ownership, physical, contamination, deficit funding and infrastructure constraints.		0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Development of a community centre alongside housing will result in the creation of a limited number of jobs being created.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>



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10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is currently open space, it is not an open space from which the public derive an amenity value.	Site has a capacity of over 4 housing units so publically accessible open space provision required as per Open Space in New Residential Development: Supplementary Guidance.	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Opportunities for development of green networks between the site and other, existing green spaces.	Requirement for development of green networks.	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides an opportunity to link to the existing path network to reach a limited number of services and facilities	The site lies adjacent to Kirkton Woodland which has a right of way and other information paths running through it. It also lies adjacent to the north eastern edge of Lochcarron.	There are opportunities for the site to provide connections to path ways within Kirkton Woodland for recreational use and to provide a foot way that links to the existing foot way into Lochcarron village centre.	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities

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Waste and Natural Resources					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land	The site is entirely greenfield and it is large in size in the context of Lochcarron. However the site has low soil capability (grade 5.3) and therefore has limited productive agricultural use.		-- Large-scale use of Greenfield land which cannot be mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

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	development re-use an existing structure or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland	Site is not identified as a nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	The site has a land capability assessment of 5.3 and therefore is not classed as good quality agricultural soils. There does not appear to be any record of the site being a croft/s.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate domestic and commercial waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Could cause an increased amount of waste going to landfill
13b	For sites not	0 = No waste management sites			

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	currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Intended uses on the site are residential and community therefore it is not potentially suitable for waste management activities.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes	A National Scenic Area and Special Landscape Area within 3km and 5km of the site respectively. However the location and scale of the proposal mean that it is unlikely these designated sites will be affected.		
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The proposal is approximately 1.5km south of an area of Wild Land. However the location and scale of the proposal mean that it is unlikely the distinctive character of these landscapes will be significantly affected.		
15b	To what extent is the proposal within the capacity of the	- - Development isolated and not in an existing settlement boundary and/ or Development	The Wester Ross Landscape Capacity Study found there to	Early structural native woodland planting will be required to reduce the visual	- Mitigation will address some landscape impacts however residual impacts will remain, in

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	<p>landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>of site would land lock other sites or impact on existing connectivity in a settlement and/or proposal fails to relate to current settlement pattern and density</p>	<p>be very limited landscape capacity on the site. It identified opportunities to infill and extend the existing linear pattern within the southern parts of the site adjacent to the coastline but directed to avoid development on the higher parts of the site. It recommends that development on higher parts of the sites are avoided as these areas are highly visible convex slopes which contain and offer the opportunity to emphasise the relationship between the settlement and landform, which will contribute to the creation of a lasting sense of structure. It notes there is potential for extensive woodland over the</p>	<p>impact of any development, particularly along the roadside and the northern edge of the development. Phasing development would also help it integrate with the existing settlement. Careful design, siting and layout could reduce the impact on the surrounding area.</p>	<p>particular on the higher convex slopes of the site.</p>
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			site and that this would enhance setting of settlement and reinforce containment.		
15c	To what extent will the proposal be visually intrusive?	- - Visually disruptive, incongruous and out of character to the surrounding landscape and/ or proposal would be visually intrusive in a valued or sensitive view	As described in the previous question very limited landscape capacity has been identified on the site.	The level of visual intrusion can be limited by structural planting, phasing and careful consideration of design and layout.	- Proposal would be visually intrusive in wider general scenery
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	The Lochcarron Old Parish Church 160m SSW of Lochcarron Parish Church (Index no. 8867) Scheduled Monument lies approximately 50m north west of the site boundary.	Regard must be had to the setting of the Scheduled Monument Lochcarron Old Parish Church, 160m SSW of Lochcarron Parish Church (Index no. 8867). Planting on the southern and northern boundaries of the site will soften the visual impact.	0 = With mitigation the development scheduled monument will not be affected by the development

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16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	No sites contained on the Council's Historic Environment Record lie within the site. However there may be some archaeological potential.	Mitigation may be required dependent on nature, location and extent of development.	0 = With mitigation unlikely to impact any locally important archaeological sites.
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			



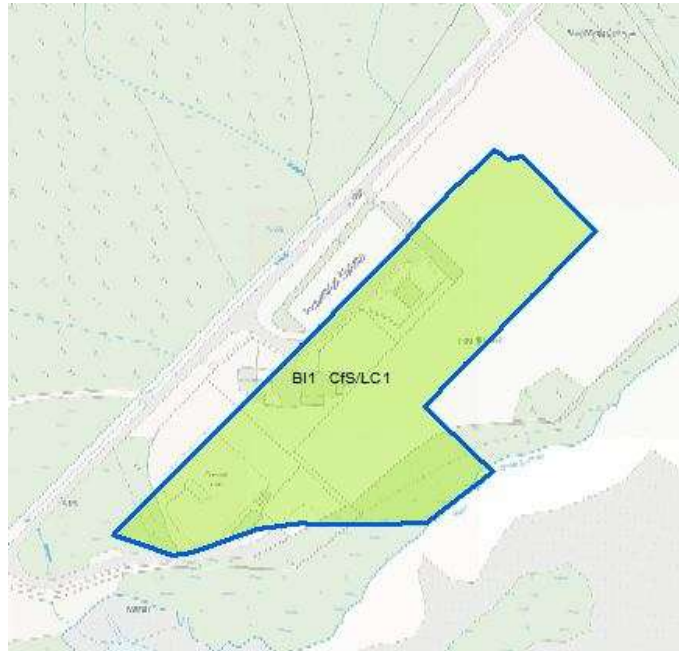
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16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site	The Lochcarron Old Parish Church 160m SSW of Lochcarron Parish Church (Index no. 8867) Scheduled Monument lies approximately 50m north west of the site boundary.	There is an opportunity to improve access to the nearby Scheduled Monument by creating footpath links from the site to the monument.	+ Proposal will result in minor access improvements to the historic environment features within or close to the site

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Lochcarron		<b>GIS Site Ref:</b> 119 <b>Pre-MIR Site Ref:</b> CfS/LC1 <b>MIR Site Ref:</b> LCI1
<b>Site Name:</b> Tullich Industrial Estate	<b>OS Grid Ref:</b> 191999;841896	<b>Site size (ha):</b> 2.3
<b>Source of site suggestion:</b> Highlands and Islands Enterprise	<b>Site History (local plan and planning applications):</b> Existing Local Plan Site - Lochcarron BI1, Several plots developed	
<b>Current Use:</b> Business/Industry	<b>Proposed Use:</b> Business/Industry	<b>MIR Status:</b> Preferred for business and industry

### Location Plan



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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	A small unnamed water body lies within a western portion of the site, however this water body is not a baseline water body and therefore is not identified in the RBMP.		
1b	Will the proposal result in a direct	-Development could have a localised minor negative impact	A small water body lies within a western portion of the site	A 6m buffer between	0= Development is unlikely to have any significant

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	on the water environment	and could be affected by development.	development and the water body will be required to ensure there are no impacts on the water environment. This is consistent with the Council's Flooding and Drainage Supplementary Guidance	effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	No water supply identified within 250m of the site.		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	-Proposal is far from existing centres/services/transport connections and will likely cause	The site lies in the countryside approximately 1km	There are limited opportunities for mitigation given it is a	-Proposal is fairly isolated from existing centres and provision and would have a localised minor

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	a minor increase in the use of private car (Co2 emissions)	east of Lochcarron's settlement development area and 2km east of the centre. There is currently no footway that links the site to the village.	business and industrial site where vehicular access is important to its operation. Also given much of the site is already developed it would be unreasonable to introduce a developer requirement for a footway to be provided to the village.	negative impact on emissions which would be difficult to mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand			
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	A small part of the site is within the coastal flood extent. There is also a small watercourse that runs along the A896 and appears to be culverted under the site.	The site is bounded to the North by the A896 and therefore scope for moving development out of flood extent may be limited. FRA required to assess risk from watercourse and	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk

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				culvert, and coastal risk to inform design levels	
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Site lies adjacent to the coast and therefore could have a negative impact on coastal erosion.	Need to address erosion and ground stability issues	+ Proposal includes mitigation to address local erosion issues
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the		

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	Area/RAMSAR) <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>		qualifying interests and it would not otherwise undermine the conservation objectives any Natura 2000 site.		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated	This allocation is adjacent to and appears to be connected via watercourses to part of the Loch Carron Marine Consultation Area.	Impacts on the MCA will need to be taken into account for any development and activities/operations that arise from development.	0 = Following mitigation unlikely to be any impact on national or local natural heritage sites
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long	- Development of site would result in minor loss of non designated interests	Coniferous tree boundary may be affected	As part of any redevelopment of this site, consideration should be given to replacing the existing coniferous boundary trees with a well	+ Proposal will enhance non-designated interests

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	Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands			designed native scheme which will offer a better long term landscaping solution.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	The location of the proposal means it is unlikely to impact any protected species.		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal	There are no geodiversity within or close to the site.		
5f	How will habitat connectivity or wildlife corridors be	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of			



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	affected by the proposal – will it result in habitat fragmentation or greater connectivity?	proposal			
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Site is fairly well contained by existing tree belts.		
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access			
8	Education	X = Proposal would not directly			

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	Is there capacity in relevant primary school and secondary school?	result in school pupils			
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	The site is already connected to the water and sewerage network.		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	-- No economic improvement of/connection to STW and/or WTW possible  - Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect  0 – WTW and STW have			-- No economic improvement of/connection to STW and/or WTW possible  - Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect  0 – WTW and STW have sufficient

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		sufficient spare capacity to accommodate development			<p>spare capacity to accommodate development</p> <p>0 - Insufficient capacity at local STW and/or WTW but acceptable interim solution possible and increased capacity programmed</p> <p>+ Development likely to encourage Scottish Water to add sewerage improvement scheme to its capital programme and this likely to service existing properties with a net benefit to the water environment</p>
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	+ The site is free from constraints and at an advanced planning stage (e.g. allocated in existing local plan and/or has planning permission) and therefore likely to be delivered in the near future	Site is allocated in the existing local plan and mostly developed. Vacant plots remain that appear to be free from constraints. Ownership however is unknown.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	By its nature a business/industrial allocation will result in economic benefits and the creation of jobs.		

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	opportunities?		Without any specific proposals at this stage it is unknown what the extent of economic benefits and number of jobs created could be.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the remaining vacant plots within the site are open space they are not open spaces from which the public derive any amenity value. Therefore the loss of this open space will not affect the quality and quantity of open space.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Unlikely to contribute to greater connectivity of open space given isolated location.		

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10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	The site lies in the countryside approximately 1km east of Lochcarron's settlement development area and 2km east of the centre. There is currently no footway that links the site to the village. There are no recognised paths within or close to the site.	There are limited opportunities for mitigation given it is a business and industrial site where vehicular access is important to its operation. Also given much of the site is already developed it would be unreasonable to introduce a developer requirement for a footway to be provided to the village.	- Proposal would result in adverse impacts to the existing path network, for example by affecting the amenity of a route
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**Waste and Natural Resources**

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal	Undeveloped parts of the site are greenfield land. Should the part of the site currently occupied by the Council depot be redeveloped this would require a contaminated land		

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			site investigation.		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site	There are no records of potentially contaminated soils on the undeveloped parts of the site. Should the part of the site currently occupied by the Council depot be redeveloped this would require a contaminated land site investigation.		
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Parts of the site that remain undeveloped are greenfield land. However it is not greenfield land from which the public derive amenity value.		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

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	materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Development of remaining parts of site likely to result in additional waste, some of which is likely to go to landfill. However without specific proposals for the site it is difficult to know the extent and type of waste that may be created.		
13b	For sites not currently considered identified for waste	0 = No waste management sites nearby that could be compromised or use proposed			

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	is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape</b>	0 = Nature, scale or location of proposal is unlikely to have any	A National Scenic Area		



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	<p><b>Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	effects on designated landscapes	and Special Landscape Area lie within 2km and 4km of the site respectively. However the location and scale of the proposal mean that it is unlikely these designated sites will be affected.		
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	The proposal is adjacent to an area of developed coast and approximately 1km south of an area of Wild Land. However the location and scale of the proposal mean that it is unlikely the distinctive character of these landscapes will be significantly affected.		
15b	To what extent is the proposal within the capacity of the landscape to accommodate it?	- Development poorly orientated from key services or similar uses elongates settlement and/or Development segregated from existing settlement by barriers	Some of the proposal site is well filtered by existng mature trees and hedges. However parts of the site are	Additional boundary planting would help to filter and screen views of the industrial estate. Whilst the site	0=Due to scale, nature or location proposal will have a very minimal impact on the landscape

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	Such as current settlement boundaries, existing townscape and character of surrounding area?	such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density	visible and detract from what would otherwise be attractive loch views, this also detracts from the arrival experience to the village.	is isolated from the village, this is acceptable in this instance given potential residential amenity issues.	
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Some of the proposal site is well filtered by existing mature trees and hedges. However parts of the site are visible and detract from what would otherwise be attractive loch views, this also detracts from the arrival experience to the village.	Additional boundary planting would help to filter and screen views of the industrial estate. Whilst the site is isolated from the village, this is acceptable in this instance given potential residential amenity issues.	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			

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16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal	Three sites recorded in the Council's Historic Environment Record lie within/adjacent to the site. However taking into account the nature of these sites they would not be affected by the proposal.		
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			

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16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal	Site is of little historic interest.		

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Lochcarron		<b>GIS Site Ref:</b> 208 <b>Pre-MIR Site Ref:</b> CfS/LC5 <b>MIR Site Ref:</b> LCLT1
<b>Site Name:</b> Kirkton North	<b>OS Grid Ref:</b> 191,170 841,078	<b>Site size (ha):</b> Approximately 3.4
<b>Source of site suggestion:</b> Farningham Planning Ltd	<b>Site History (local plan and planning applications):</b> None	
<b>Current Use:</b> Agricultural	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred (long term)



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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	Site is identified as non-baseline		
1b	Will the proposal result in a direct	-Development could have a localised minor negative impact	The site is adjacent to the coastal flood extent. However	A FRA may be required to	0= Development is unlikely to have any significant

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	on the water environment	the site is on a relatively steep slope and therefore it is likely that much of the site will be developable.	determine design levels.	effects on the water environment
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	-Proposal is far from existing centres/services/transport connections and will likely cause	Proposal located at edge of existing linear settlement. Close to	Developer to improve footpath network links to prior	0= Proposal will utilise existing

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	a minor increase in the use of private car (Co2 emissions)	primary school, however other services are more distant	developments	travel/access provision and have no impact upon emissions
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Residential development unlikely to have high heat demand		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk	The site is adjacent to the coastal flood extent, however much of site is on a steep slope. There is also a small watercourse present.	6 m buffer to watercourse. A FRA is required to determine design levels.	0 = Requirement for a Flood Risk Assessment, buffer around small watercourse and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			



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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion	Road between site and coast		
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			

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	Protected Area and locally important designations such as LNRs and LNCS				
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Potential impact on trees along the burn to the south and trees along the southern boundary	Adequate holdback needs to be established from any development and existing trees, including those to the west along the boundary with Kirkton Wood. Additional native woodland planting will be required to reduce the visual impact of any development, particularly along the roadside.	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			

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	squirrel and badgers				
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Careful consideration will be required regarding woodland belts.	Reinforce tree belt	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.	Some shelter from woodland belts. Site is east facing slope.		

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7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Only a private access has been constructed and a residential development of more than 4 houses would generally require a road.	Road access needed for larger development	0 = Proposal would be easily accommodated by existing road network
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	A896 appears to be single track and unlit with the access point proposed outwith the speed limit for the built up area.	Scale of development will need to be assessed. Walking, cycling and public transport connectivity will be needed into the wider Lochcarron community.	0 = Proposal in close proximity to utilise existing connections and access
8	Education Is there capacity in relevant primary school and secondary school?	+ + Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s	Plockton secondary school and local primary school in Lochcarron experiencing a decline in enrolment.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	High voltage overhead electricity line bisecting site from north to south.	Careful site layout, or the relocation of the powerline can mitigate the impact of the powerline on residential	0=proposal is unlikely to be affected by physical or bad neighbour constraints

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	farm, landfill site etc.)			development	
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Water and sewage lines <60 metres from site		
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	Capacity of water 195 units, and 519 units for sewage.	Possibility of water pressure issues.	
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	-- Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe	Site is identified for long term housing. Development should be delayed until after the completion of LCM2.		-- Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe

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9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Will result in temporary construction jobs		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space	Would result in loss of open field edged in woodland	Assess possibility of open space provision as required in the Open Space in New Residential Development: Supplementary Guidance	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space
10b	To what extent will the proposal contribute to greater connectivity of open space?	- Proposal would fragment key access networks or open space and/or the proposal does not connect or relate well to existing access networks or green networks	Development may restrict access to Kirkton Woodland located west of site	Opportunity to develop further public path network into Kirkton Woodland, increasing connectivity	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space
10c	To what extent will	0 = Proposal will have no impact			

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	the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	on the existing path network due to nature, scale or location of proposal			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	-- Large-scale use of Greenfield land	Entire site greenfield land		-- Large-scale use of Greenfield land which cannot be mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

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	development re-use an existing structure or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Could result in an increase of residential waste	Recycling facilities should be provided on site.	0 = No significant impact on the rates of recycling and amount of waste going to landfill
13b	For sites not currently considered	0 = No waste management sites			



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	identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Site appropriate for residential developments		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	-- Proposal is of a scale or nature that would result in a significant negative effect on qualities of landscape interest	Site currently very visible from road. Attractive agricultural land edged in trees at the end of the current town extent.	Careful layout and site design including vegetation screening could reduce impact	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest
15b	To what extent is the proposal within the capacity of the	- Development poorly orientated from key services or similar uses elongates settlement and/or	Site located at North end of settlement		- Development poorly orientated from key services or similar uses elongates settlement and/or

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	landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density			Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	Development currently would be out of character with surrounding area	Ensure development is phased after LCM2 and compatible visually with development	0 = Unlikely to be any visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	- Development of site would have a minor negative impact on a scheduled monument and/or its wider setting	Requirements should not the need to have regard for the setting of the scheduled monument Lochcarron Old Parish Church, 160m SSW of Lochcarron Parish Church (Index no. 8867)	Any archaeological remains must be recorded and special attention must be given to preserving heritage features and their surroundings.	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal

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16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Site close to possible site of St. Maelrubha's Chapel	Any archaeological remains must be recorded	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage	0= Will not impact any World Heritage Sites due to nature,			

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	Sites? (including proposed)	scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Lochcarron		<b>GIS Site Ref:</b> 236 <b>Pre-MIR Site Ref:</b> CfS/WS1 <b>MIR Site Ref:</b> LCH4
<b>Site Name:</b> Slumbay	<b>OS Grid Ref:</b> 189202; 838505	<b>Site size (ha):</b> 1.4
<b>Source of site suggestion:</b> Ms Ann Beaton	<b>Site History (local plan and planning applications):</b> Countryside out with Lochcarron settlement development area in current local plan 00/00807/FULRC, erection of house (detail), permitted 05/00576/OUTRC, erection of house, permitted (application boundary same as site submission) 13/01292/PIP, erection of two houses, permitted One house developed on site (00/00807/FULRC permission)	
<b>Current Use:</b> Croft land	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Non-preferred for housing

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	No ditches, streams, rivers, lochs or the sea on or directly		

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	<p>physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	environment	adjacent to the site		
1c	<p>For sites &gt; 2 ha are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>0= Development is unlikely to have any effects on public or private water supplies</p>	<p>Site is &lt;2ha</p>		



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Climate Change					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	--Proposal is a significant distance from existing centres of population/services/transport connections and will be likely cause a significant increase in use of private car (Co2 emissions)	The site lies at least 1km from any facilities and there is currently no footway to connect to these facilities. Therefore it is likely the most trips would be vehicular.	Given the scale of the site it would be unreasonable to ask to developer to provide a footway to the village centre.	--Proposal remains isolated from existing centres, facilities and access provisions causing an increase in Co2 emissions which mitigation can not address
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Limited scale of development therefore unlikely to have a high heat demand.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%)is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Small area of site at southern boundary at risk of coastal flooding. CBF level=4.45mAOD	FRA or other information may be required to ensure, though avoiding the lowest area of the site would eliminate that requirement.	0 = Requirement for a Flood Risk Assessment or avoiding development on area identified as at risk of flooding on SEPA Flood Map

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3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere	SEPA do not consider the potential allocation could increase the probability of flooding elsewhere		
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Southern boundary of site lies adjacent to the coast	Need to address erosion and ground stability issues	0=Proposal is close to the coast but mitigation will address any coastal erosion issues
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal	The site could have no conceivable effect on a Natura 2000 site because there is no link or pathway between them and the qualifying interests and it would not otherwise undermine the conservation objectives any Natura		

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	<b>of the Habitats Regulations Appraisal is likely be required</b>		2000 site.		
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal	The Lochcarron Marine Consultation Area lies adjacent to the sites southern boundary. However given there are no water courses within the site there is unlikely to be any connectivity between the two sites and therefore unlikely to be any impact on the designation.		
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	There are no recognised woodland interests within the site and there does not appear to be any other woodlands, hedgerows and individual trees of high nature conservation value.		

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	Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal	Slumbay Point Geological Conservation Review site lies approximately 150m east of the site. However there are unlikely to be any impacts on this site given this distance.		
5f	How will habitat connectivity or wildlife corridors be affected by the	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a	Site is greenfield within the countryside and therefore its development is likely	Provide shrub/hedge planting, ensure wildlife corridors are provided into	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal

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	proposal – will it result in habitat fragmentation or greater connectivity?	BAP priority habitat	to have some impact on habitat networks.	adjacent wider countryside.	
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Site is coastal and relatively exposed with little shelter from vegetation.	Shelterbelt planting to minimise exposure.	0 = With mitigation becomes partially sheltered sited by topography or vegetation.
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	The site is accessed by a private track. A passing place currently exists at the northern end of this track, close to its junction with the public road.	Additional service bays at the junction of each plot with the access track would be required.	0 = Proposal would be easily accommodated by existing road network
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	The site is accessed by a private track.		

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8	Education Is there capacity in relevant primary school and secondary school?	++ Primary and/or secondary school are significant under capacity and/or forecasted to be significantly under capacity and development is needed to help sustain school/s	Current roll at Lochcarron Primary School is only 27% of capacity and is forecasted to remain at this level until 2028/29.  Current roll at Plockton High School is 65%, this is forecasted to decline to around 50% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage	0=Public water/waste water and mains connection available on site or within 200m of the site	Pumping likely to be required. Water pressure issues.		

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	system?				
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Understood site is in crofting tenure and following planning permission being granted for two units on the site the Crofting Commission refused to decroft due to the limited size and therefore viability of the remaining croft land.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Relatively small scale development, limited to residential use.		

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<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst site is open space, it is not open space from which the community derive any amenity value.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal	No formal paths in close proximity to the site.		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land	+ Minor redevelopment of	Small area of site was formerly occupied by		



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	present onsite?	brownfield land	an agricultural building.		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Small area of site was formerly occupied by an agricultural building.	An assessment of contamination issues may be required	+ Could remediate minor contamination or small scale contamination onsite
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			

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12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	--Could cause a significant loss of good agricultural land or locally important croft land	Understood site is in crofting tenure, it's development would result in the loss of croft land. Crofting Commission previously declined a decrofting request for two house sites.	Reduce area of requested allocation, however may still result in loss of good croft land	--Could cause a very significant loss of good agricultural land or locally important croft land
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill		New houses provided with recycling bins, however it is inevitable some waste will still go to landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

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	operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Small site proposed to be used for residential purposes.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes	The site is a significant distance from any designated landscape sites.		

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	Areas?				
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	Site lies within an area of developed coast and some distance from any wild land areas.		
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	- proposal partially relates to current settlement pattern and density	The Wester Ross Landscape Capacity Study found there to be limited landscape capacity within this site, limiting any built development opportunities to the north east corner of the site. It directed development away from much of the field explaining that no development should	Structure planting would help to reduce visual impact and linear pattern of development, however significant landscape impact would remain	- proposal partially relates to current settlement pattern and density

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			take place on steeper slopes and convex ridges which provide sense of containment and defined edge for settlement, and where excavation for construction would be highly visible.		
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	As above	As above	- Proposal would be visually intrusive in wider general scenery
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			

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16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage	0= Will not impact any World Heritage Sites due to nature,			

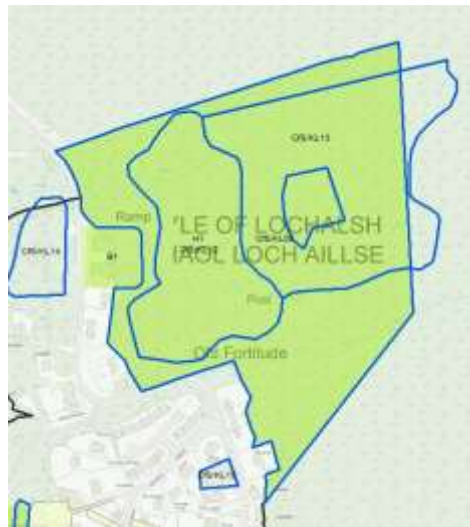
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	Sites? (including proposed)	scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Kyle of Lochalsh		<b>GIS Site Ref:</b> 185 <b>Pre-MIR Site Ref:</b> CfS KL12 & KL13; LP H1 & B1 <b>MIR Site Ref:</b> KLH1 & KLLT1
<b>Site Name:</b> Kyle North (short term) and Kyle North (long term)	<b>OS Grid Ref:</b> 176,268; 828,031	<b>Site size (ha):</b> 10
<b>Source of site suggestion:</b> Existing LP allocation and CfS suggestion from KL05- Iain Galbraith; KL12 & KL13 Iain Turnbull The National Trust for Scotland	<b>Site History (local plan and planning applications):</b> No applications	
<b>Current Use:</b> Vacant land	<b>Proposed Use:</b> Residential	<b>MIR Status:</b> Preferred KLH1 for short term housing; KLLT1 for long term housing

### Location Plan





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**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	An unnamed waterbody lies within or adjacent to the site. This water body is non-baseline.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	Multiple small watercourses adjacent to the boundary of		

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	site. However given size and location of water course development of the site is unlikely to result in a direct physical impact on the water environment.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	-Development could have a localised minor negative impact on public or private water supplies	The site lies adjacent (to the east) of water and sewage infrastructure.		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	-Proposal is relatively far from existing centres/services/transport	The site lies approx. 4km from the existing centre of Kyle of	Extension and integration of active travel links such as	-Proposal is fairly isolated from existing centres and provision and would have a localised minor

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections and will likely cause a minor increase in the use of private car (Co2 emissions)	Lochalsh. It is however not completely isolated from the town as a core path extends northwards towards the site and public transport connections exist to the sites western boundary.	footways. However, given the distance to the centre many new residents are likely to use private car.	negative impact on emissions which would be difficult to mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	The residential nature of the proposal is unlikely to produce high heat demand.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	There are two small watercourses that flow through the site. However as the site is large and due to the gradient of the slope it seems likely that the watercourse could be avoided through appropriate site layout and buffer strips. However the site is on a steep sided slope		0 = Requirement for buffer around small watercourse will address flood risk and appropriate management of surface water flooding.

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			and therefore the potential for surface water run impacting on adjacent areas should be considered.		
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere	Site is on a slope therefore may result in run off of surface water	DIA to ensure surface water is adequately dealt with	0 = Development of the site would have no impact on flood risk elsewhere
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the	- Development of site would result in minor loss of designated interests	An area of native woodland exists within the site at the north west corner.	Integration of a green network to protect woodland. Provide a buffer zone	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

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	Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands			to development. Retain core areas of existing woodland. Possible opportunity for low density housing in scattered groups within larger areas of existing open ground. Identify opportunity for significant areas of native woodland planting to improve connectivity and reduce visual impact of development.	+ Proposal will enhance non-designated interests ++ Proposal will significantly enhance non-designated interests ?? = Unknown
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Habitat indicates protected species may be present	Species surveys and mitigation where necessary	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			

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5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Proposal is currently rough ground and surrounded mostly by countryside	Provide shrub/hedge planting. Ensure wildlife corridors are provided into adjacent wider countryside.  Integration of a green network onto/adjacent to the development site.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	South facing and attractive outlook.		
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	New road access into the site would be required. However, the site is adjacent to existing housing development so may	Transport Assessment would be required.	

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			be able to feed off these routes.		
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Generally as per Local Plan requirements. A TA will be required to consider and address accessibility issues. Circuitous vehicular access route from A87. Improved pedestrian/cycle connections to village centre will be required.		
8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Kyle Primary School is 41% of capacity and is forecasted to fall slowly then stabilise at 41% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead electricity lines traverse the central area of the site. Carbon rich soils and GWDTE are likely to be limiting factors to development.	Buffer between pylons and development or underground wires. However, this may limit the development potential.	- Some servicing constraints that could be mitigated and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance



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	etc.)			Peat management plan and DIA may be required. However, this may still impact upon the amount of developable land.	
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	WTW-79 Units spare capacity. However, is more limited with WWTW- 10 units spare.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Access constraints, relatively distance from existing services and facilities. Native woodland, watercourses and overhead electricity lines present on site.	Compensatory planting, integration of green network.	0 = With mitigation constraints may be overcome, however may be most costly and less feasible to be delivered in the early part of the LDP timeframe.

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	infrastructure)				
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Site is limited to residential use		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space, it is not public space from which the public derive any amenity value		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Provides opportunity to link to existing green networks		
10c	To what extent will the proposal facilitate active travel (walking and	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	Core paths and active travel connections could easily be extended to integrate		

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	cycling) comprising paths, cycle paths, coastal paths and rights of way?		fully with the site.		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land		Areas of open space will be required as part of the development consistent with the Council's supplementary guidance	-Small scale use of greenfield land which cannot be mitigated
11d	Will the proposal	0 = Will not affect vacant			

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	<p>minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?</p>	<p>buildings due to the nature, scale or location of proposal</p>			
12a	<p>Is the site located on carbon rich soils including peat/wetlands?</p>	<p>-Some of the site (&lt;50%) is within an area of carbon rich soils/peat/wetlands</p>	<p>Site lies fairly close to an area of class 2 carbon rich soils to the north and north east of the site.</p> <p>SEPA have identified that peat and ground water dependant terrestrial eco systems are likely to be a limiting factor on development.</p>	<p>A Peat Management Plan will be required, this should demonstrate any areas of the site where development may be limited due to deep peat and how impacts on peat have been minimised.</p> <p>To mitigate impacts on GWDTE a habitat survey will be required; this should demonstrate the area of the site that can be developed may be limited due to the presence of wetlands and how impacts on wetlands, including</p>	<p>-With mitigation likely to result in minor disturbance of carbon rich soils/wetlands</p>

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				those surrounding the site, have been minimised.	
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	-Could cause a minor loss of locally important croft land	Site is not located on good quality agricultural soils, LCA=6.3.  GIS data shows the eastern half of the site as being in crofting tenure however, this information cannot be considered fully accurate.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

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	compromise the waste handling operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable for waste management activities	Site is close to residential areas.		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites be affected – including National	- 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 lies directly adjacent (to the east) of the Kyle-Plockton Special Landscape Area.  The proposal may	High quality design and sensitive siting and scaling of development within the landscape.	

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	Scenic Areas and Special Landscape Areas?		therefore have the ability to adversely affect the special qualities of the area and long distance views.		
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and</p>	- 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 and proposal partially relates to	The proposal is located within the settlement development area. However, it is within the backdrop of well defined hills at the edge of the settlement. The extent	Landscape and visual impact assessment, low density development, high design quality, structural planting	- 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 and proposal partially relates to current

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	character of surrounding area?	current settlement pattern and density	of the settlement does not however fit into the existing pattern of the development and it elongates the settlement.		settlement pattern and density
15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery	See 15b		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	Archaeological field survey may be required. Two single cell structures are recorded in the north of the site; preferred option would be preservation in situ or else full excavation.		



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site	Garnmore monument exists within the site at the north eastern corner.	Provide additional access routes to these interests.	
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## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Kyle of Lochalsh		<b>GIS Site Ref:</b> 312 <b>Pre-MIR Site Ref:</b> CfS/KL14 <b>MIR Site Ref:</b> KLH2
<b>Site Name:</b> Opposite Clan Garage	<b>OS Grid Ref:</b> 175,982; 828, 117	<b>Site size (ha):</b> 0.5
<b>Source of site suggestion:</b> National Trust for Scotland- Iain Turnbull	<b>Site History (local plan and planning applications):</b> No applications	
<b>Current Use:</b> Vacant land	<b>Proposed Use:</b> Residential	<b>MIR Status:</b> Preferred for housing

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	There are no water bodies within or immediately adjacent to the boundary of the site.		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is < 2 ha.		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	-Proposal is far from existing centres/services/transport connections and will likely cause	The site lies approx. 2.5 km from the centre of the village.	Extension of active travel connections. However, given the	-Proposal is fairly isolated from existing centres and provision and would have a localised minor

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	a minor increase in the use of private car (Co2 emissions)	However, a core path exists to the south of the site and public transport links exist to the immediate eastern boundary of the site.	distance from to the centre many new residents are likely to use private car.	negative impact on emissions which would be difficult to mitigate
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Development likely to be fairly low density		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%)is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Adjacent watercourse is quite steep so out of bank flow is likely to be limited. FRA would not be required provided appropriate buffer strip is observed.	Surface should be appropriately managed- may require DIA.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact the risk of flooding	0 = Development of the site would have no impact on flood risk elsewhere			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	elsewhere?				
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	<b>Appraisal is likely be required</b>				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands,	- Development of site would result in minor loss of designated interests	Native woodland exists to the western area of the site.	Retain more established woodland edge along the site boundary in order to maintain connectivity along shore line.	- Development of site may still result in minor loss of non designated interests



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Habitat indicates protected species may be present	Species surveys and mitigation where necessary	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Proposal is currently rough ground and surrounded mostly by countryside	Provide shrub/hedge planting and better integration of the green network.  Ensure wildlife corridors are provided into adjacent wider countryside.	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope			
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Road network adjacent to the site to the east. Additional access into the site would be required.	Transport Statement will be needed. Improved pedestrian/cycle connectivity to village centre will be required. Adequate off-street parking must be provided.	
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	Additional access road would be required.		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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8	Education Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Kyle Primary School is 41% of capacity and is forecasted to fall slowly then stabilise at 41% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	-Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Potential contamination issues.	Required further investigation into contamination issues.	
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works	0 – WTW and STW have sufficient spare capacity to accommodate development	WTW-79 Units spare capacity. However, is more limited with		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	(WTW) and Sewerage Treatment Works (STW)		WWTW- 10 units spare.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Site lies within the settlement development area. Access constraints, native woodland and potential contamination issues.  The proposal provides the opportunity for small scale infill development in fitting with the existing pattern of development and opportunity to provide an enhance 'gateway' to the settlement.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Site is limited to residential use.		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space, it is not public space from which the public derive any amenity value		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Provides opportunity to link to existing green networks		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	Core paths and active travel connections could easily be extended to integrate fully with the site.		?? = Unknown
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land	0 = Will not affect brownfield			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	present onsite?	land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land		Areas of open space will be required as part of the development consistent with the Council's supplementary guidance	-Small scale use of greenfield land which cannot be mitigated
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	The site has a land capability of 6.3 which means it has very limited productivity. There is no evidence of the site being in crofting tenure		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	and could it therefore compromise the waste handling operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable for waste management activities	Site is close to residential areas.		--Proposal is very remote from waste producers - Proposal is relatively removed from waste producers 0= Not applicable + Proposal is generally located close to waste producers ++ Proposal is located close to waste producers
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites	-- Proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or	The site lies within the Kyle-Plockton Special Landscape Area. The proposal may	High quality design and sensitive siting and scaling of development within the landscape.	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	be affected – including National Scenic Areas and Special Landscape Areas?	impact on the key features or qualities	therefore have the ability to adversely affect the special qualities of the area and long distance views.		
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing	- 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 and	Proposal is located fairly distance from Kyle’s existing services and facilities. It presents an infill site to consolidate and round off the settlement, within the	Landscape and visual assessment of the proposal would be required to ensure no adverse impacts upon the landscape qualities.	+With mitigation the proposal could relate to the current settlement pattern and density. Providing an enhanced gateway site into the central area of the village.

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	townscape and character of surrounding area?	proposal partially relates to current settlement pattern and density	SDA.		
15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery	See 15b		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			

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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			
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## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Kyle of Lochalsh		<b>GIS Site Ref:</b> 15 <b>Pre-MIR Site Ref:</b> CfS/KL06, LP H4 <b>MIR Site Ref:</b> KLH3
<b>Site Name:</b> Langlands Terrace	<b>OS Grid Ref:</b> 176,463; 827,448	<b>Site size (ha):</b> 0.4
<b>Source of site suggestion:</b> Existing Local Plan allocation and CfS-Iain Galbraith	<b>Site History (local plan and planning applications):</b> No applications	
<b>Current Use:</b> Vacant land	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Preferred for Housing

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	No ditches, streams, rivers, lochs or the sea on or directly		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	adjacent to the site		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is < 2 ha		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	+ Proposal is within walking distance of existing centres population/services/transport	The site is located fairly centrally within the village. Existing	Integration of new footways into the	

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	connections or presents a mixed use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	footways provide links to village centre.	site.	
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Development is likely to be fairly low density and limited to residential use		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk			
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of	- Development of site may result in minor loss of non designated interests	Non designated amenity trees exist on the site.	Any permanent woodland removal needs to be assessed against the SG policy on the Control of Woodland Removal, although it is unlikely that such a proposal will meet the acceptability criteria. Should a proposed change in land use be acceptable, this will most likely be subject to Compensatory Planting, details of	0 = If mitigation applied unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	high nature conservation or landscape value or species rich grasslands			which will need to be submitted in support of any planning application.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal	No evidence to indicate protected species may be present		
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat	Proposal is currently vacant land ground and surrounded mostly by countryside	Development would have to be in fitting with surrounding housing developments design and layout.	
<b>Site Deliverability/ Sustainability</b>					

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating traffic generated?	-Proposal will put existing road network under strain	New road required to access site.	Langlands Terrace not adopted. Unclear why this is the case, further research with Comm. Services colleagues needed to confirm current position re. adoption.	
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	See 7a		
8	Education  Is there capacity in relevant primary	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity	Current roll at Kyle Primary School is 41% of capacity and is		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	school and secondary school?	and development will help to sustain school/s	forecasted to fall slowly then stabilise at 41% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=Proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	WTW-79 Units spare capacity. However, is more limited with WWTW- 10 units spare.		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which may mean it is unlikely to be delivered in the early part of the LDP timeframe	May be insufficient infrastructure to service the site in terms of water and sewage capacity. Access will need to be attained to site. Potential issues with presence of carbon rich soils and GWDTE.  The site is however located close to existing housing developments and will form logical expansion of the settlement.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Site will be limited to residential use.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Whilst the site is open space, it is not public space from which the public derive any amenity value		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal		Ensure existing connections extend into site.	
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land		Areas of open space will be required as part of the development consistent with the Council's supplementary guidance	+ With mitigation proposal will provide new areas of useable open space
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = No opportunities to redevelop existing buildings			
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	GIS shows the site being located close to carbon rich soils/peatland to the east. However, SEPA	A Peat Management Plan will be required, this should demonstrate any areas of the site	-With mitigation likely to result in minor disturbance of carbon rich soils/wetlands



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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			have identified peat as being and GWDTE habitat as being limiting factors to development.	where development may be limited due to deep peat and how impacts on peat have been minimised.  To mitigate impacts on GWDTE a habitat survey will be required; this should demonstrate the area of the site that can be developed may be limited due to the presence of wetlands and how impacts on wetlands, including those surrounding the site, have been minimised.	
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Site is not located on good quality agricultural soils, LCA=6.3. There is no evidence of the land being in crofting tenure.		
13a	Will the proposal	- Could cause an increased	The site will generate	Provide recycling	- Will cause an increased amount

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	help meet the Zero Waste Plan targets?	amount of waste going to landfill	waste.	facilities on site, however there will still be some residual waste only suitable for landfill.	of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for	0= Site is not potentially suitable site for waste management activities			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	<p>- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities</p>	<p>The site lies directly adjacent (to the east) of the Kyle-Plockton Special Landscape Area.</p> <p>The proposal may therefore have the ability to adversely affect the special qualities of the area and long distance views.</p>	<p>High quality design and sensitive siting and scaling of development within the landscape.</p>	
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the</p>	<p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p>			

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	distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Will fit into a logical expansion area of adjoining housing development.		
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	See 15b		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			

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16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site may have a minor negative impact on a locally important archaeological site and/or its wider setting	HER designation within the centre of the site.	Remains of a degraded farmstead are recorded in this location. They will need to be surveyed and evaluated in advance of removal.	
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			

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16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Kyle of Lochalsh		<b>GIS Site Ref:</b> 314 <b>Pre-MIR Site Ref:</b> CfS KL16, LP-O <b>MIR Site Ref:</b> KLM1
<b>Site Name:</b> West of Wemyss Place	<b>OS Grid Ref:</b> 176,006; 827,801	<b>Site size (ha):</b> 0.6
<b>Source of site suggestion:</b> The National Trust for Scotland- Mr Iain Turnbull.	<b>Site History (local plan and planning applications):</b> 99/00101/FULSL Formation of Junior Shinty Pitch.	
<b>Current Use:</b> Open Space	<b>Proposed Use:</b> Education/Housing	<b>MIR Status:</b> Preferred for Mixed Use (community and housing)

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

Photographs (if available)

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	There are no water bodies within, forming part of the site boundary or immediately adjacent to the site.		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water			



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	The site is < 2ha.		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any significant impact on	The site lies approx. 1km from the centre of Kyle. A core path network runs through		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	travel and public transport? What will the proposals impact on carbon emissions?	travel/access provision and CO2 emissions	the centre of the site. A bus stop exists within the site.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0= Development unlikely to have high heat demand	Development likely to be fairly low density		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	May be some issues with overland flow and surface water that need to be addressed through the surface water drainage for the site.	DIA may be required.	0 = Requirement for a DIA and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of	- - Development of site would result in significant loss of designated interests	The majority of the site is covered in native woodland, particularly to the south of the site.	Opportunity to develop the north half of the site, retaining the more intact area of woodland to the south. Any proposals to remove woodland will need to be assessed against the SG policy on the Control of Woodland Removal, although it is unlikely that such a proposal will meet the acceptability	- If mitigation applied, development of site would result in minor loss of non designated interests

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	high nature conservation or landscape value or species rich grasslands			criteria. Should a proposed change in land use be acceptable, this will most likely be subject to Compensatory Planting, details of which will need to be submitted in support of any planning application. Core Path passes through site linking with wider woodland walk.	
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Presence of woodland indicates protected species, particularly bats, may be present	Species surveys and mitigation where necessary	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be	- Proposal would have a minor negative effect on a habitat		Provide shrub/hedge planting. Ensure wildlife corridors are	0 = If mitigation applied unlikely to be any impact on habitat connectivity due to nature, scale

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	affected by the proposal – will it result in habitat fragmentation or greater connectivity?	corridor or network for movement of wildlife, or on a BAP priority habitat		provided into adjacent wider countryside.  Integration of a green network.	or location of proposal
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Vehicular access difficult. New Road network/access into the site required.	TA/TS needed to consider accessibility of site. Improved pedestrian/cycle connections to village centre will be required.	- - No opportunity to connect to existing road network and or Existing road network cannot accommodate extra traffic generated  - Proposal will put existing road network under strain  0 = Proposal would be easily accommodated by existing road network

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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					+ Proposal would not generate traffic or require a connection  ++ Proposal would improve capacity on existing road network  ??=Unknown
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	See 7a		
8	Education  Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Kyle Primary School is 41% of capacity and is forecasted to fall slowly then stabilise at 41% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	WTW-79 Units spare capacity. However, is more limited with WWTW- 10 units spare.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Access constraints, presence of native woodland and surface water flooding may be issues. The site also lies within an existing local plan open space allocation. Water infrastructure network exists on site however there may be a limited sewage capacity.		



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	The community element of the proposal may have to potential to create local jobs however, the details of proposals are not yet known.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	- Proposal would have a minor negative impact on the quality and/or quantity of existing open space			
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Provides opportunity to extend community facilities and enhance the existing open space characteristics of the site.		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising	- Proposal would result in adverse impacts to the existing path network, for example by affecting the amenity of a route	A core path and recreational trail runs through the centre of the site.	Maintain path within the development; ensure amenity is protected.	

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	paths, cycle paths, coastal paths and rights of way?				
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	an existing structure or recycle or recover existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Site is not located on good quality agricultural soils, LCA=6.3.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Residential nature of development.		
13b	For sites not currently considered identified for waste	0 = No waste management sites nearby that could be compromised or use proposed			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape</b>	- Proposal is within or would	The site lies within the	High quality design and sensitive siting	

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	<p><b>Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	<p>affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities</p>	<p>Kyle-Plockton Special Landscape Area.</p> <p>The proposal may therefore have the ability to adversely affect the special qualities of the area and long distance views.</p>	<p>and scaling of development within the landscape.</p>	
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	<p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p>			
15b	<p>To what extent is the proposal within the capacity of the landscape to accommodate it?</p>	<p>+ Well connected/ appears to round off settlement, currently accessible with scope for further access to improve integration and accessibility by a variety of</p>	<p>Within the SDA. Fits in well with the existing pattern of development.</p>	<p>Landscape and visual assessment of the proposal would be required to ensure no adverse impacts upon</p>	

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	Such as current settlement boundaries, existing townscape and character of surrounding area?	modes of transport including foot/ cycle and proposal reinforces current settlement pattern and density		the landscape qualities.	
15c	To what extent will the proposal be visually intrusive?	- Proposal may be visually intrusive in wider general scenery			
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			
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## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Kyle of Lochalsh		<b>GIS Site Ref:</b> 188 <b>Pre-MIR Site Ref:</b> CfS KL08 <b>MIR Site Ref:</b> KLM2
<b>Site Name:</b> Corner of Main Street and A87	<b>OS Grid Ref:</b> 176, 135; 827,275	<b>Site size (ha):</b> 0.04
<b>Source of site suggestion:</b> Call for Sites suggestion Iain Galbraith	<b>Site History (local plan and planning applications):</b> 15/02637/FUL Lochalsh & Skye Housing Association- Demolition of retail unit and erection of flatted development (comprising 12 flats) with 3 retail units to ground floor and formation of additional parking accessed via Douglas Row- Refused.	
<b>Current Use:</b> Derelict site within the centre of Kyle	<b>Proposed Use:</b> Residential/Retail/Community	<b>MIR Status:</b> Preferred for Mixed Use (business, housing and retail)

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No ditches, streams, rivers, lochs or the sea on or directly adjacent to the site		
1b	Will the proposal result in a direct	0= Development is unlikely to have any effects on the water	No ditches, streams, rivers, lochs or the sea on or directly		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment	adjacent to the site		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is < 2 ha		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	++ Proposal is within walking distance to an existing centre of a large population/wide range of	The site lies within the town centre boundary		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	services/extensive travel connections which will help to sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	of the settlement.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Development is relatively low density.		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	0=Site is not located within an area of known flooding or within an indicative area of medium to high flood risk			
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

	<b>required</b>				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	Amenity trees exist on the northern boundary of the site	Retain trees to the northern boundary and secure holdback	

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	individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
<b>Site Deliverability/ Sustainability</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.		Ensure development does not block sunlight and daylight from neighbouring buildings.	
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network	Located within the central street in Kyle.		
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	No objections in principle to development proposed subject to increased parking capacity at Douglas Row public car park.	Solve parking issues.	
8	Education  Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Current roll at Kyle Primary School is 41% of capacity and is forecasted to fall slowly then stabilise at 41% by 2028/29.		



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9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	0=proposal is unlikely to be affected by physical or bad neighbour constraints			
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	WTW-79 Units spare capacity. However, is more limited with WWTW- 10 units spare.		
9d	Is the site likely to be delivered within the	0 = The site is free from major constraints and therefore likely	Development of the site would enhance	High quality design at this gateway site.	

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	LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	to be capable of being delivered within the LDP timeframe	the amenity and consolidation of the village centre.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Opportunity for retail and business enterprise, albeit small scale.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal			
10b	To what extent will the proposal contribute to greater connectivity of open	0 = Utilises or is in close proximity to existing connections			

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	space?				
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Derelict site.		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land			
11d	Will the proposal	+ Minor redevelopment of			

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	minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	existing buildings, encouraging sustainable use of primary resources at local level			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	Site is not located on good quality agricultural soils, LCA=6.3. There is no evidence of the land being in crofting tenure.		
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable	- Will cause an increased amount of waste going to landfill

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				for landfill.	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	-Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities	<p>The site lies directly adjacent (to the east) of the Kyle-Plockton Special Landscape Area.</p> <p>The proposal may therefore have the ability to adversely affect the special qualities of the area and long distance views.</p>	High quality design and sensitive siting and scaling of development within the landscape.	
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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	coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ + 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 and proposal contributes strongly to the settlement's sense of place in terms of pattern and density			
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal		Careful scaling and design.	
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			

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16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			



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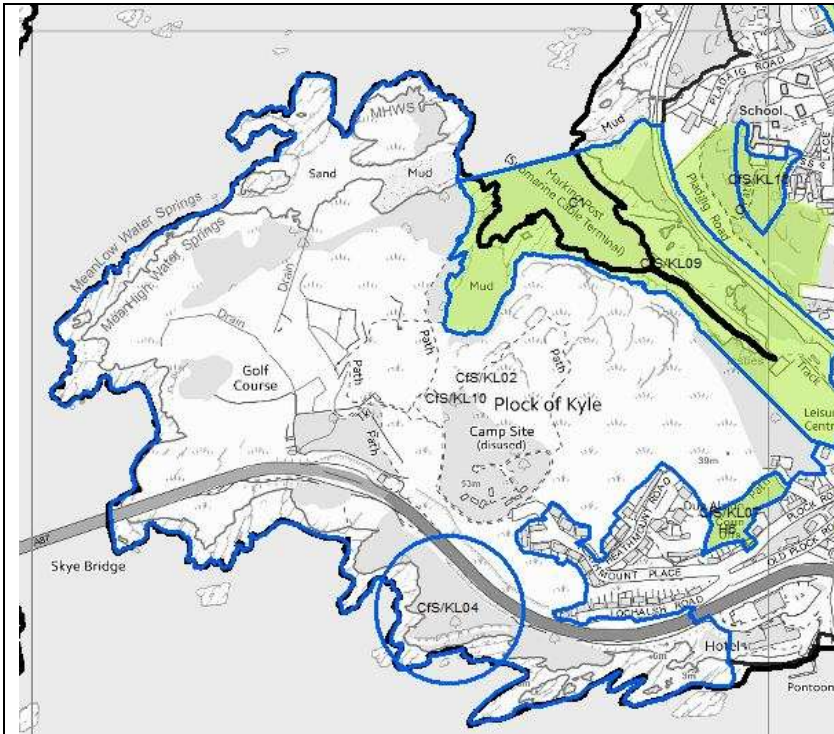
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

<b>Settlement:</b> Kyle of Lochalsh		<b>GIS Site Ref:</b> 47/137 <b>Pre-MIR Site Ref:</b> KL02/KL10 <b>MIR Site Ref:</b> KLM3
<b>Site Name:</b> Plock of Kyle	<b>OS Grid Ref:</b> 175683: 827547	<b>Site size (ha):</b> 44.8
<b>Source of site suggestion:</b> Highlands and Islands Enterprise; Kyle and Lochalsh Community Trust; Kyle Community Council and Hamilton Park Trust	<b>Site History (local plan and planning applications):</b> Outwith settlement development area in current local plan Planning permission granted (ref: 12/03264/FUL) for environmental and access improvements	
<b>Current Use:</b> Amenity	<b>Proposed Use:</b> Business, community, marine infrastructure and affordable housing	<b>MIR Status:</b> Preferred for mixed use

**Location Plan**

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH



**Photographs (if available)**

Water				
Water/Drainage	Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	<b>constraints</b>				
1a	<p>Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?</p>	<p>0= Development is unlikely to have any effects on the status any water bodies</p>	<p>Much of the site lies adjacent to Loch Alsh. This waterbody is baseline waterbody that is currently at good status. Development of the site is unlikely to change the status of Loch Alsh. Several small, non-baseline waterbodies run through the site</p>		
1b	<p>Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large</p>	<p>0= Development is unlikely to have any effects on the water environment</p>			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	scale abstraction or allow the de-culverting of a water course)				
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	-Proposal is far from existing centres/services/transport connections and will likely cause a minor increase in the use of private car (Co2 emissions)	The site is situated on the western edge of Kyle and covers a relatively large area. Uses proposed however are likely to be relatively low intensity and therefore unlikely to generate a significant amount of traffic. There are existing path connections from some parts of the site	Ensure links are provided to existing connections to village centre; however a limited number of journeys are still expected to be made by private car	-Proposal is fairly isolated from existing centres and provision and would have a localised minor negative impact on emissions which would be difficult to mitigate

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			to the village centre		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Development is largely low intensity uses that will have a limited heat demand		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Parts of the site lie within the coastal flood extent, however large parts of the site appear to be sufficiently elevated above the coastal flood extent. There is a small watercourse that flows through the site.	Due to the size of the site it seems likely that the watercourses could be avoided through appropriate site layout and buffer strips. A FRA will be required depending on proposed use and site layout.	0 = Requirement for a buffer around small watercourses or Flood Risk Assessment depending on site layout and buffer strips address flood risk
3b	Could development of the site impact the risk of flooding elsewhere?	- Development of the site could result in a small increased risk of flooding elsewhere	Steep nature of slope may result in increased surface run off which may increase risk of flooding elsewhere	Provide sufficient surface water drainage to minimise risk of surface water run off	0 = Development of the site would have no impact on flood risk elsewhere
4	To what extent will the proposal have an	- Site is in an area of minor coastal erosion and/ or Will have	Much of site is located adjacent to the coast	Need to address erosion and ground	0=With mitigation site will not have an impact on coastal

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	impact on or likely to be affected by coastal erosion or natural coastal process?	a minor negative impact on coastal erosion		stability issues	erosion
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	- Development of the site would have a minor negative effect on a Natura 2000 site	This allocation adjoins the Lochs Duich, Long and Alsh Reefs Special Area of Conservation (SAC) designated for reefs. These features are present close by and may be indirectly affected by works on the foreshore and/or pollution.	Some form of development should be possible at this location, however the Local Development Plan for this allocation, if taken forward, should include developer requirements for a thorough assessment of the likely impacts of development (including both construction and any operational activities) to be carried out to inform what type, scale and location of development is	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal

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				appropriate for this allocation site, so that it can be demonstrated that development can avoid an adverse effect on the integrity of the SAC.	
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated	This allocation adjoins the Lochs Duich, Long and Alsh Marine Protected Area (MPA), designated for flame shells and burrowed mud. These features are present close by and may be indirectly affected by works on the foreshore and/or pollution.	Some form of development should be possible at this location, however the Local Development Plan for this allocation, if taken forward, should include developer requirements for a thorough assessment of the likely impacts of development (including both construction and any operational activities) to be carried out to inform what type, scale and location of development is appropriate for this allocation site, so that it can be demonstrated	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal



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				that development can avoid an adverse effect on the integrity of the MPA.	
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands	- Development of site would result in minor loss of non designated interests	Areas of native woodland are dispersed throughout the site, particularly along its northern boundary	Retain core areas of existing woodland. Identify opportunity for native woodland planting to improve connectivity and minimise visual impact of development. Opportunity to extend existing Core Path network within new/existing woodland	+ Proposal will enhance non-designated interests
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red	- - Likely a protected species licence will require to be obtained in order for development to proceed	It is understood otters are present within the vicinity of the site	Species surveys and any subsequent mitigation will be required	0 = With mitigation unlikely to be any impact on protected species due to nature, scale or location of proposal

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	squirrel and badgers				
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	+ Proposal would lead to a minor enhancement in the connectivity of a habitat corridor or network for movement of wildlife, or of the quality of a BAP priority habitat	Environmental improvements are likely to have a positive impact on habitat connectivity		
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	Parts of the site are relatively exposed whilst others are enclosed	Provide additional planting there necessary	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.

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7a	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Vehicular access via local road network (Plock Road and Heathmount Place) circuitous and difficult due to road layout and on-street parking, therefore, not recommended. Direct access from trunk road has been created through planning permission, 12/03264/FUL; however, the road has not been designed and constructed to an adoptable standard, therefore, unsuitable to serve residential development. Consultation with Transport Scotland required.		- Proposal will put existing road network under strain
7b	Are there any access constraints or opportunities?	- Limited opportunity/ large amount of work to connect with existing road network and/or - Constraint to access that can be mitigated	As above	As above	- Constraint to access that can be mitigated

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8	<p>Education</p> <p>Is there capacity in relevant primary school and secondary school?</p>	<p>+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s</p>	<p>Kyle Primary School is currently at 45% capacity; this forecasted to slowly fall to around 40% in the next 15 years; Plockton High School is currently at 69% capacity; this is forecast to drop to around 50% in the next 15 years</p>		
9a	<p>Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)</p>	<p>0=proposal is unlikely to be affected by physical or bad neighbour constraints</p>			
9b	<p>What level of work would be required to connect to a public water supply and waste drainage system?</p>	<p>0=Public water/waste water and mains connection available on site or within 200m of the site</p>			

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9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development			
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	Physical constraints may extend the timescales for development, in particular the steep, rocky and peaty nature of the site, suitable trunk road access and availability of funding.	Depending on nature of development a peat management plan may be required and a transport statement/assessment. Whilst the constraints are likely to be able to be overcome it is likely to be time consuming and the development may be delivered in phases.	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Uses proposed, for example a marina and tourism uses are likely to create jobs and result in wider economic benefits.		
<b>Human Health and recreation</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	+ Proposal would have minor positive impact on the quality and/or quantity of existing open space	Majority of The Plock is intended to remain undeveloped and improvements to access may be developed. Additional open space would be required to be provided in conjunction with any affordable housing proposals.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Proposal provides an opportunity to improve the green network		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	An existing circular core path lies within the site. There is an opportunity as part of the development to enhance the path network at The Plock		

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<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Small parts of the site are brownfield, including a now disused camp site	Redevelopment of brownfield areas as part of wider regeneration of the site	+ Minor redevelopment of brownfield land
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	0 = No record of contaminated soils on site			
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	The majority of the site is greenfield, however it is likely built development will be limited to small area of site		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			

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	existing on-site materials/resources?				
12a	Is the site located on carbon rich soils including peat/wetlands?	-Some of the site (<50%) is within an area of carbon rich soils/peat/wetlands	Whilst none of the site is identified as nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping SEPA have advised that the presence of peat and ground water dependant terrestrial ecosystems within the site are likely to be a limiting factor on development.	Mitigation as specified below may be required. However it is likely that given the nature of the proposal whereby only a limited amount of built development is proposed that it may be possible to avoid development on areas of deep peat.  A Peat Management Plan will be required, this should demonstrate any areas of the site where development may be limited due to deep peat and how impacts on peat have been minimised.  To mitigate impacts on GWDTE a habitat survey will be required; this should	0=With mitigation unlikely to have a significant impact on carbon rich soils



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				demonstrate the area of the site that can be developed may be limited due to the presence of wetlands and how impacts on wetlands, including those surrounding the site, have been minimised.	
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	+Could give small scale/local protection to good agricultural land or locally important croft land	Site is not thought to be in crofting tenure and has a low land capability (6.3)		
13a	Will the proposal help meet the Zero Waste Plan targets?	0 =No significant impact on the rates of recycling and amount of waste going to landfill	Nature of proposal unlikely to result in a significant amount of additional waste going to landfill.		
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

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	and could it therefore compromise the waste handling operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Site is proposed to be used largely for recreational uses and therefore unlikely to be suitable for waste management activities		
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites	- 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 lies within the Kyle-Plockton Special Landscape Area	Development will need to take account of the special qualities of the SLA. Manage development to avoid	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes

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	be affected – including National Scenic Areas and Special Landscape Areas?			adverse impacts on the special qualities of the SLA. Developer requirements to carry out a Landscape and Visual Impact Assessment, protect and enhance the landscape character, and avoid built development in certain locations	
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest	Large parts of the site are within areas that are recognised for views over open water. The marina element of the proposals in particular have the potential to impact upon currently uninterrupted views over open water	As above	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest
15b	To what extent is the proposal within the capacity of the	- Development poorly orientated from key services or similar uses elongates settlement and/or	Site is located on the western periphery of Kyle.	Important that any housing as part of the wider proposals is	0 = With mitigation proposal will have a minimal impact on the landscape

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	landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Development segregated from existing settlement by barriers such as road, railway line river etc., which could not be or would be costly to mitigate and proposal partially relates to current settlement pattern and density		located close to existing development at Plock Road. Other uses are less intensive and careful site and design should allow for minimal landscape impact (see 14)	
15c	To what extent will the proposal be visually intrusive?	- Proposal would be visually intrusive in wider general scenery	As above and 14	As above and 14	0 = Likely to be minimal visual impact due to nature, scale or location of proposal
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its	Some military remains and earlier settlement features present within the area	Preservation in situ is the preferred option	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal

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		wider setting			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage	0= Will not impact any World Heritage Sites due to nature,			

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	Sites? (including proposed)	scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	+ Proposal will result in minor access improvements to the historic environment features within or close to the site	If military remains and earlier settlement features present within the area remained in situ there would be an opportunity for improved access to be provided		

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Kyle of Lochalsh		<b>GIS Site Ref:</b> none <b>Pre-MIR Site Ref:</b> none <b>MIR Site Ref:</b> KLM4
<b>Site Name:</b> South of A87	<b>OS Grid Ref:</b> 176,318 827,182	<b>Site size (ha):</b> Approx. 1.2
<b>Source of site suggestion:</b>	<b>Site History (local plan and planning applications):</b> Change of use from Fish processing to distribution, change of use from care sales showroom to kitchen showroom, alternations to workshop to form workshop and shop, change of use from office (class 4) to financial, professional or other services (class 2), erection of extension , change of use from class 4 to class 2, erection of temporary sales/store	
<b>Current Use:</b> Industry and Retail	<b>Proposed Use:</b> Mixed Use (Business, Industry, Retail, Tourism, Parking)	<b>MIR Status:</b> Preferred for Mixed Use (Business, Industry, Retail, Tourism and Parking)

### Location Plan



**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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Photographs (if available)

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	No waterbody on site		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water			



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	the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Development under 2 ha		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	++ Proposal is within walking distance to an existing centre of a large population/wide range of services/extensive travel	Proposal in a site located adjacent to ferry and train station and in the centre of		

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	travel and public transport? What will the proposals impact on carbon emissions?	connections which will help to sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	the settlement.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply	Depending on type and scale of re-development, heat demand may be significantly increased.	An assessment into alternative sources of heat may be beneficial for this site.	0 Development unlikely to have high heat demand
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	Southern boundary of site at risk for coastal flooding.	Flood risk assessment may be required to demonstrate development not at risk for flooding.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact the risk of flooding elsewhere?	X Unknown	Further assessment is needed to determine if site presents a flood risk elsewhere.		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations Appraisal is likely be required</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	Site currently industrial		

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	high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal			
<b>Site Deliverability/ Sustainability</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	+ Minor sheltered by topography and vegetation south west or south east facing gradual slope	Site built on south facing slope, opportunities for solar gain		
7a	Road network capable of accommodating traffic generated?	?? = Unknown	Further assessment is needed depending on the type and scale of development.		
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access	Redevelopment of existing site. Currently has several access points		
8	Education  Is there capacity in relevant primary school and secondary school?	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to sustain school/s	Could result in an increase of employment and in-migration. Primary school projected to remain stagnant and Secondary school in Plockton projected to decline.		

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9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Significant slopes on site, development should be sensitive of existing industrial uses on sere and southeast of site.	Careful site planning and awareness of impact from neighbouring uses should mitigate this concern.	0=proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- May be insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	Only 79 units of water capacity available for Kyle region.	Depending on scale and type of development, an further assessment and improvements to the capacity may be necessary.	0 – WTW and STW may have sufficient spare capacity to accommodate development
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by	0 = The site is free from major constraints and therefore likely to be capable of being delivered within the LDP timeframe	Site already used for industrial purposes.		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	the following constraints: ownership; physical, contamination, deficit funding or infrastructure)				
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Likely to create some construction jobs and other more permeant positions depending on scale and type of development.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Current industrial use		
10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	Core path north of site.	Potential to increase accessibility to pier area from green networks	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space



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10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	See above		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ + Significant/large scale redevelopment of brownfield land	Opportunity for significant redevelopment of industrial and business land.		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Potential for contamination with past industrial use. Further assessment is required.		
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land			
11d	Will the proposal	+ Minor redevelopment of	Could result in better		

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	minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	existing buildings, encouraging sustainable use of primary resources at local level	utilization of existing buildings depending on scale and type of re-development.		
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	An increase in intensification of use could result in more waste going to the	Increase recycling facilities on site.	0 = No significant impact on the rates of recycling and amount of waste going to landfill

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			landfill		
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	0= Site is not potentially suitable site for waste management activities	Site located in the centre of settlement and is thus not appropriate for waste management activities		

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Landscape					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest	Site already used for industrial and business		

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15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	0 = Due to scale, nature or location proposal will have a very minimal impact on the landscape	Slight intensification on existing uses		
15c	To what extent will the proposal be visually intrusive?	+ 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	Redevelopment and regeneration of business and industry area could make the entrance into Kyle of Lochalsh more attractive.		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			

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16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal	No listed heritage buildings on site		
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect	0= Will not impact any World Heritage Sites due to nature,			

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	any World Heritage Sites? (including proposed)	scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Kyle of Lochalsh		<b>GIS Site Ref:</b> 46 <b>Pre-MIR Site Ref:</b> KL01 <b>MIR Site Ref:</b> KLI1
<b>Site Name:</b> Kyle of Lochalsh Harbour	<b>OS Grid Ref:</b> 176430: 827138	<b>Site size (ha):</b> 5.3
<b>Source of site suggestion:</b> Highlands and Islands Enterprise	<b>Site History (local plan and planning applications):</b> Allocated in current local plan for business and industry (ref: MU4) No history of significant planning applications	
<b>Current Use:</b> Harbour related uses	<b>Proposed Use:</b> Intensification of harbour related uses	<b>MIR Status:</b> Preferred

### Location Plan





**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH**

**Photographs (if available)**

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	The Inner Sound lies within the site. This is a baseline waterbody currently at good status. Development of the site is unlikely to result in any change to this status.		
1b	Will the proposal result in a direct	-Development could have a localised minor negative impact	Proposal includes possibility of land reclamation within the		-Development would have a localised minor negative

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	physical impact on the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	on the water environment	Inner Sound.		impact on the water environment and/or medium term which would be difficult to mitigate
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be	0=Proposal is located close to existing provisions or type of proposal is unlikely to have any	Kyle of Loachalsh railway station lies within the site and the		

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	accessed by active travel and public transport? What will the proposals impact on carbon emissions?	significant impact on travel/access provision and CO2 emissions	site lies within 400m of the settlements town centre		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	- Development likely to have a high heat demand but location is not close to any current or planned future source of heat supply			
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk	The majority of the site lies within the coastal flood extent. The surrounding area appears to be fairly developed already so scope for relocating development outwith the flood extent appears limited.	Allocate site for harbour related works only. A mixed use allocation for uses other than those that are harbour related would require a flood risk assessment to be undertaken prior to any allocation of the site in the development plan.	0 = Limiting allocation to harbour works only will allow flood risk issues to be addressed.

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3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	0 = Proposal is close to coast but not thought to affect or be affected by coastal erosion			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats</b>	- Development of the site would have a minor negative effect on a Natura 2000 site	This allocation adjoins the Lochs Duich, Long and Alsh Reefs Special Area of Conservation (SAC) designated for reefs. These features are present close by and may be indirectly affected by works within the harbour area.	Some form of development should be possible at this location, however the Local Development Plan for this allocation, if taken forward, should include developer requirements for a thorough assessment of the likely impacts	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal

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	<b>Regulations Appraisal is likely be required</b>			of development (including both construction and any operational activities) to be carried out to inform what type, scale and location of development is appropriate for this allocation site, so that it can be demonstrated that development can avoid an adverse effect on the integrity of the SAC.	
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated	This allocation adjoins the Lochs Duich, Long and Alsh Marine Protected Area (MPA), designated flame shells and burrowed mud (MPA). These features are present close by and may be indirectly affected by works within the harbour area.	Some form of development should be possible at this location, however the Local Development Plan for this allocation, if taken forward, should include developer requirements for a thorough assessment of the likely impacts of development (including both	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal

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				construction and any operational activities) to be carried out to inform what type, scale and location of development is appropriate for this allocation site, so that it can be demonstrated that development can avoid an adverse effect on the integrity of the MPA.	
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of	0 = Unlikely to be any impact on important trees or woodland due to nature, scale or location of proposal	No significant trees or forestry within allocation		

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal			
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	0 = Unlikely to be any impact on habitat connectivity due to nature, scale or location of proposal	Proposal is a partially developed industrial harbour, further development is unlikely to result in habitat fragmentation		
<b>Site Deliverability/ Sustainability</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. Flat site	Flat site adjacent to sea	Boundary planting would help to provide shelter	0 = Partially sheltered sited by vegetation
7a	Road network capable of accommodating traffic generated?	0 = Proposal would be easily accommodated by existing road network			
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access			
8	Education  Is there capacity in relevant primary school and secondary school?	X = Proposal would not directly result in school pupils			
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause	Much of site lies within in an area identified by the Health and Safety	Consultation with HSE may be required	0=proposal is unlikely to be affected by physical or bad neighbour constraints



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	pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	minor disturbance	Executive (HSE) as a hazard, known as BUTEC Explosives.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	0 – WTW and STW have sufficient spare capacity to accommodate development	Kyle regional water treatment works has sufficient capacity to accommodate the development (dependant on the exact nature of the use) and relevant waste water treatment works also has sufficient capacity		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	The site is subject to coastal flood risk which is likely to limit the type of development that may	Flood risk assessment and studies to predict impact on SPA and MPA may be required	- Site is affected by minor constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe

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	constraints: ownership; physical, contamination, deficit funding or infrastructure)		be acceptable on the site; the site also lies adjacent to a SPA and MPA which may also limit the sites potential for development. Also there are currently no firm development proposals for further development on the site		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Expansion of harbour related uses on the site is likely to result in the creation of additional jobs and bring wider economic benefits to the area		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of open space?	0 = Unlikely to have any impact on existing open space due to nature, scale or location of proposal	Proposal is not open space		

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10b	To what extent will the proposal contribute to greater connectivity of open space?	0 = Utilises or is in close proximity to existing connections	A harbour related industrial allocation is unlikely to have an impact on open space		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	Proposal provides opportunity for provide improved pedestrian connection to village centre		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	+ Minor redevelopment of brownfield land	Much of the site is already used for business, industry and other harbour related uses. Further development to intensify uses on the site may allow for reuse of vacant buildings or redevelopment of		

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			previously used land		
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land on site	Includes two areas of reclaimed land and also an area of railway land.	Redevelopment of industrial areas may require further information or investigation. Extensions to existing buildings, or development without a change of use would not require further information.	+ Any redevelopment of the site/parts of the site will remediate potentially contaminated land
11c	Will the proposal result in the loss of greenfield land?	0 = Site is not greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	+ Minor redevelopment of existing buildings, encouraging sustainable use of primary resources at local level	May allow for redevelopment or reuse of existing buildings		
12a	Is the site located on carbon rich soils including	0=Site is not located within an area of known carbon rich soils/peat/wetland	Site is largely developed; none of the site is identified as		

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	peat/wetlands?		nationally important carbon rich soil, deep peat or priority habitat in the SNH consultation mapping.		
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land			
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	Development on the site is likely to result in an increased amount of commercial waste being produced	Provide recycling facilities on site; however likely some waste not suitable for recycling may be produced	- Could cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			

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	operation?				
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?	+ Proposal is generally located close to waste producers			
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape	0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes			-- Proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities  - Proposal is within or would affect a national or local

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	Areas?				<p>designated landscape and would lead to a minor loss or impact on the key features or qualities</p> <p>0 = Nature, scale or location of proposal is unlikely to have any effects on designated landscapes</p> <p>+ Proposal offers minor or local enhancement to a national or local designated landscape</p> <p>+ + Proposal significantly enhances the qualities of a national or local designated landscape</p> <p>?? = Unknown</p>
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild</p>	0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest			

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	land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ 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 and proposal reinforces current settlement pattern and density	Much of the site is already developed for industrial and other harbour related uses. Further development is likely to be contained within the existing harbour area and have limited landscape impact.		
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	See 15b		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any scheduled monuments due to nature, scale or location of proposal			



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16b	To what extent will the proposal affect any locally important archaeological sites?	- Development of site would have a minor negative impact on a locally important archaeological site and/or its wider setting	A number of sites contained on the Council's Historic Environment Record (HER) lie within the site, including the pier.	If further development on the site affected any of the HER sites a rapid survey may be required	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal
16c	To what extent will the proposal affect any listed buildings and/or their setting?	- Development of site would have a minor negative impact on a listed building and/or its wider setting	The B Listed Kyle of Lochalsh Railway Station and Pier lie within the site.	Respect setting of railway station and pier in any future development proposals	0 = Will not impact any listed buildings due to nature, scale or location of proposal
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			

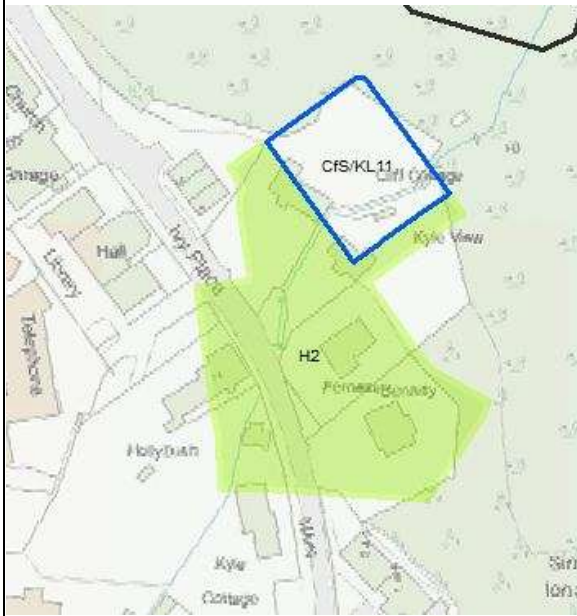
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16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			0 = Development would not affect access to the historic environment due to nature, scale or location of proposal

## WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN SEA – SITE ASSESSMENTS FOR WESTER ROSS & LOCHALSH

<b>Settlement:</b> Kyle of Lochalsh		<b>GIS Site Ref:</b> 15 <b>Pre-MIR Site Ref:</b> CfS KL11; LP H2 <b>MIR Site Ref:</b> KLH4
<b>Site Name:</b> Telephone Exchange	<b>OS Grid Ref:</b> 176,242; 827,628	<b>Site size (ha):</b> 0.4
<b>Source of site suggestion:</b> Existing local plan allocation.	<b>Site History (local plan and planning applications):</b> 03/00029/OUTSL Erection of 6 flats- withdrawn	
<b>Current Use:</b> Telephone Exchange, vacant land and woodland	<b>Proposed Use:</b> Housing	<b>MIR Status:</b> Non-preferred for housing

### Location Plan



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Photographs (if available)

<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory Groups?	0= Development is unlikely to have any effects on the status any water bodies	There is a small unnamed waterbody adjacent to the site. It is however non-baseline. Development will therefore cause no adverse effects on water status.		
1b	Will the proposal result in a direct physical impact on	0= Development is unlikely to have any effects on the water			

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	the water environment or provide opportunities to address historic impacts?  (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)	environment			
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies	Site is < 2 ha		
<b>Climate Change</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active	+ Proposal is within walking distance of existing centres population/services/transport connections or presents a mixed	The site is located within the central area of the village. Public transport links exist to		

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	travel and public transport? What will the proposals impact on carbon emissions?	use development (e.g. housing, employment and community uses) close to existing centres, reducing car use and enabling use of active travel choices and use of public transport	the west of the site.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0=Development unlikely to have high heat demand	Development likely to be fairly low density		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	- Some of the site (<50%) is within an area of known flooding or within or adjacent to an indicative area of medium to high flood risk	There is a small watercourse that appears to run along the boundary of the site. As the site is fairly small then options for potential changing site layouts and avoiding the watercourse is limited.	A FRA should assess the impacts of the small watercourse.	0 = Requirement for a Flood Risk Assessment and no built development in the functional flood plain will address flood risk
3b	Could development of the site impact the risk of flooding	0 = Development of the site would have no impact on flood			

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	elsewhere?	risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	X = Not applicable, site is not close to the coast			
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)  <b>Note: If negatively affected then Appropriate Assessment as part of the Habitats Regulations</b>	0 = Unlikely to be any impact on a Natura 2000 site due to nature, scale or location of proposal			

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	<b>Appraisal is likely be required</b>				
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	0 = Unlikely to be any impact on national or local natural heritage sites due to nature, scale or location of proposal			
5c	To what extent will the proposal impact non designated interests, including woodlands in the Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands,	-- Development of site would result in significant loss of designated interests	Most of the site is covered by native woodland, particularly to the south.	Retain areas of native woodland. Integration of a green network.  Telephone exchange unlikely to relocate, therefore, there would still be significant effect on trees and woodland.	-- Development of site would result in significant loss of non designated interests



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	hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands				
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Habitat indicates protected species may be present	Species surveys and mitigation where necessary	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat		Retain woodland and open space through integration of a green network. This will however limit the scope for development.	- Proposal would have a minor negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat

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Site Deliverability/ Sustainability					
		Pre-Mitigation Score	Justification	Mitigation	Post Mitigation Score
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	0 = Partially sheltered sited by topography or vegetation. East or west facing slope or flat site. Opportunity to provide shelter belts etc.			
7a	Road network capable of accommodating traffic generated?	0 = Proposal should be easily accommodated by existing road network	Capacity within local road network.	Transport statement to demonstrate road network has capacity to accommodate the development	
7b	Are there any access constraints or opportunities?	0 = Proposal in close proximity to utilise existing connections and access		Improved pedestrian/cycle connectivity to village centre will be required. Adequate off-street parking must be provided.	
8	Education  Is there capacity in relevant primary	+ Primary and/or secondary school are under capacity and/or forecasted to be under capacity and development will help to	Current roll at Kyle Primary School is 41% of capacity and is forecasted to fall		

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	school and secondary school?	sustain school/s	slowly then stabilise at 41% by 2028/29.		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Additional access may be required to accommodate housing development. There may be potential contamination issues on the site.		
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site			
9c	Is there capacity in local Water Treatment Works (WTW) and Sewerage Treatment Works (STW)	- Insufficient capacity at local STW and/or WTW, no programmed improvement but feasible to improve and connect	WTW-79 Units spare capacity. However, is more limited with WWTW- 10 units spare.		
9d	Is the site likely to be	- Site is affected by minor	Telephone exchange is		

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	delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	constraints which mean it is unlikely to be delivered in the early part of the LDP timeframe	understood not to be relocating leaving limited development potential.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	0 – no net economic benefits	Site is limited to residential use		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and quantity of <b>open space</b> ?	- Proposal may have a minor negative impact on the quality and/or quantity of existing open space	Woodland may be used as an informal recreational asset to the surrounding properties		
10b	To what extent will the proposal contribute to greater	- Proposal may fragment key access networks or open space and/or the proposal does not			

**WEST HIGHLANDS AND ISLANDS LOCAL DEVELOPMENT PLAN  
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	connectivity of open space?	connect or relate well to existing access networks or green networks			
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	0 = Proposal will have no impact on the existing path network due to nature, scale or location of proposal			
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils issues on the site and if so, will the proposal reduce contamination?	- Potentially contaminated land or small amount of contaminated soil identified on site	Site lies on a telephone exchange - request a written site history regarding summary of any potentially contaminative activities that may have taken place	Request further information.	

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			onsite eg. fuel storage		
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land			
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal	Telephone exchange unlikely to be relocating.		
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality agricultural soils or locally important croft land?	0= Site is not on high quality agricultural soils or croft land	The site has a land capability of 6.3 which means it has very limited productivity. There is no evidence of the site being in crofting tenure.		

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13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	The site will generate waste.	Provide recycling facilities on site, however there will still be some residual waste only suitable for landfill.	- Will cause an increased amount of waste going to landfill
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution uses) to what extent will the proposal comply with the locational element	0= Site is not potentially suitable site for waste management activities	Site is within the central area of the settlement and is close to residential areas.		

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	of the Planning for Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<p><b>Landscape Designated sites</b></p> <p>To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?</p>	<p>- Proposal is within or would affect a national or local designated landscape and would lead to a minor loss or impact on the key features or qualities</p>	<p>The site lies directly adjacent (to the east) of the Kyle-Plockton Special Landscape Area.</p> <p>The proposal may therefore have the ability to adversely affect the special qualities of the area and long distance views.</p>	<p>High quality design and sensitive siting and scaling of development within the landscape.</p>	
15a	<p><b>Non designated landscape features and key landscape interests</b></p> <p>To what extent will the proposal affect features of landscape interest,</p>	<p>0 = Location, scale or nature of proposal unlikely to have any effects on qualities of landscape interest</p>			



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	including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ 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 and proposal reinforces current settlement pattern and density			
15c	To what extent will the proposal be visually intrusive?	- Proposal has potential to be visually intrusive in wider general scenery		Landscape and visual impact assessment, low density development, high design quality, structural planting	
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal			
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			

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16f	To what extent will the proposal affect any Inventory Historic Battlefield?	0= Will not impact any historic battlefield due to nature, scale or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			



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<p><b>Photographs (if available)</b></p>
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<b>Water</b>					
	<b>Water/Drainage constraints</b>	<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
1a	<p>Could the site result in a change of status of a water body as identified in the Scotland and Solway Tweed River Basin Management Plan (RBMP) or may it have an affect on the actions being carried out by the North Highland, West Highland and Argyll Area Advisory</p>	<p>0= Development is unlikely to have any effects on the status any water bodies</p>	<p>Inner Sound baseline waterbody (200491) with “Good” status</p>		

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	Groups?				
1b	<p>Will the proposal result in a direct physical impact on the water environment or provide opportunities to address historic impacts?</p> <p>(for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a water course)</p>	--Development could have a widespread negative impact on the water environment	Development would require a seawall to restrict coastal flooding in order to be viable.		
1c	For sites > 2 ha are there any private or public water supplies within 250m of the site which may be affected?	0= Development is unlikely to have any effects on public or private water supplies			
<b>Climate Change</b>					

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		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
2a	Is the site close to a range of facilities? Can these be accessed by active travel and public transport? What will the proposals impact on carbon emissions?	++ Proposal is within walking distance to an existing centre of a large population/wide range of services/extensive travel connections which will help to sustain existing services and/or will make a significant widespread positive impact toward improving access provisions i.e. footpath, cycleway, open space which will encourage a significant reduction in use of private car (Co2 emissions)	Site is adjacent to core path, close to facilities such as a leisure centre and school and close to transit connections including a rail station and links to other communities.		
2b	For developments likely to have a high heat demand is there potential for the development of a heat network?	0 Development unlikely to have high heat demand	Proposed use of sports pitches or marina unlikely to have a high heat demand		
3a	<b>Flood Risk</b> Is the site thought to be at risk of flooding?	-- Most of the site (>50%) is within an area of known flooding or within an indicative area of medium to high flood risk	The majority of the site boundary lies within the coastal flood extent. The site is bounded to the	A FRA would be required but unlikely to mitigate flooding issues without major works.	

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			north east by the railway line therefore the scope for changing any site layout and moving development out with the flood extent would be limited.		
3b	Could development of the site impact the risk of flooding elsewhere?	0 = Development of the site would have no impact on flood risk elsewhere			
4	To what extent will the proposal have an impact on or likely to be affected by coastal erosion or natural coastal process?	- Site is in an area of minor coastal erosion and/ or Will have a minor negative impact on coastal erosion	Site is largely seafront and thus impacted by coastal tides and erosion	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 which cannot be mitigated
<b>Biodiversity, Flora and Fauna</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
5a	To what extent will	0 = Unlikely to be any impact on			



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	the proposal impact on Natura 2000 sites– ( Special Area of Conservation /Special Protection Area/RAMSAR)	a Natura 2000 site due to nature, scale or location of proposal			
5b	To what extent will the proposal impact on other natural heritage designations – e.g. Site of Special Scientific Interest, National Nature Reserve, Marine Protected Area and locally important designations such as LNRs and LNCS	-- Development of site would have a significant negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated	This allocation overlaps with allocation KL2 and includes part of the Loch Carron Marine Consultation Area (MCA). MCAs are non-statutory areas identified by SNH due to the quality and sensitivity of the marine environment within them. Their selection encourages coastal communities and management bodies to be aware of marine conservation issues in the area.	Impacts on the MCA will need to be taken into account for any development and activities/operations that arise from development that comes forward here.	- Development of site would have a minor negative effect on the integrity of a national or local natural heritage designation or the qualities for which it has been designated
5c	To what extent will the proposal impact non designated interests, including woodlands in the	-- Development of site would result in significant loss of non designated interests	Native woodland along southern edge near leisure centre and between railway	Existing woodland between railway and shoreline should be retained	- Development of site would result in minor loss of non designated interests

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	Ancient, Semi Natural and Long Established Plantation Woodlands Inventory, Native Woodland, Tree Preservation Orders or other woodlands, hedgerows and individual trees of high nature conservation or landscape value or species rich grasslands		and shoreline.		
5d	To what extent will the proposal impact protected species? e.g. bats, otters, red squirrel and badgers	- Protected Species present but licence not required due to ability to mitigate	Ancient woodland and proximity to the Plock of Kyle may impact protected species if present	A wildlife survey may be required	0 = Unlikely to be any impact on protected species due to nature, scale or location of proposal
5e	Are there any geodiversity sites or wider geodiversity interests that could be affected by the proposal?	0 = Unlikely to be any impact on national or local geodiversity site due to nature, scale or location of proposal			
5f	How will habitat	-- Proposal would significantly	Could have a major	Ensure wildlife	- Proposal would have a minor

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	connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity?	fragment a habitat corridor or network for movement of wildlife, or lead to a significant loss of BAP priority habitat	impact on corridor between the Plock of Kyle and the areas north of the town site	corridors are provided into the adjacent wider countryside in site design	negative effect on a habitat corridor or network for movement of wildlife, or on a BAP priority habitat
<b>Site Deliverability/ Sustainability</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
6	To what extent does the proposal utilise a sheltered position and provide opportunities for solar gain  Significant slope / changes in level?	- Minor exposed site with minimal shelter from topography or vegetation. North west facing slope or flat site	The proposal does not utilize solar gain and the site is relatively flat at sea level.	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	Road network capable of accommodating traffic generated?	- Proposal will put existing road network under strain	Relatively difficult vehicular access via Douglas Row.	As per Local Plan requirements. FRA will be needed. Improved pedestrian/cycle connectivity to primary school and village centre will be required.	0 = Proposal would be easily accommodated by existing road network
7b	Are there any access constraints or	0 = Proposal in close proximity to utilise existing connections	See above. Opportunities exist to		

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	opportunities	and access	expand core path network.		
8	Education Is there capacity in relevant primary school and secondary school?	X = Proposal would not directly result in school pupils	Community designation will not create jobs or housing		
9a	Is the site limited due to other physical constraints (e.g. electricity pylons or pipelines) and/or bad neighbour uses (e.g. quarry, wind farm, landfill site etc.)	- Some servicing constraints and/or “Bad neighbour” nearby that is incongruous to the proposed use and could cause minor disturbance	Overhead line in southeast side of development, near area most suitable for development.	Careful site design may mitigate issue	0=proposal is unlikely to be affected by physical or bad neighbour constraints
9b	What level of work would be required to connect to a public water supply and waste drainage system?	0=Public water/waste water and mains connection available on site or within 200m of the site	Waste and water connections on site		
9c	Is there capacity in local Water	0 – WTW and STW have sufficient spare capacity to	Capacity in sewage but water capacity		

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	Treatment Works (WTW) and Sewerage Treatment Works (STW)	accommodate development	depends on scale of development. Only 79 housing units available.		
9d	Is the site likely to be delivered within the LDP timeframe? (this will be influenced by the following constraints: ownership; physical, contamination, deficit funding or infrastructure)	-- Site is affected by major constraints which mean it is unlikely to be delivered within the LDP timeframe	Little developer interest and major physical constraints with flooding issues.		
9e	Is the proposal likely to result in a net economic benefit, in particular creation of employment opportunities?	+ some net economic benefits, including creation of permanent and/or temporary skilled or unskilled jobs	Possibly small number of construction jobs, further jobs depend on nature and scale of development.		
<b>Human Health and recreation</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
10a	To what extent will the proposal affect the quality and	+ Proposal would have minor positive impact on the quality and/or quantity of existing open	Would increase the accessibility and availability of open		?? = Unknown

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	quantity of <b>open space</b> ?	space	space in the community.		
10b	To what extent will the proposal contribute to greater connectivity of open space?	+ Improves/enhances green network connectivity, or key access network and/or improved access to open space	Opportunities to further link existing core path network		
10c	To what extent will the proposal facilitate active travel (walking and cycling) comprising paths, cycle paths, coastal paths and rights of way?	+ Proposal provides opportunity to link to the existing path network to reach a limited number of services and facilities	See above		
<b>Waste and Natural Resources</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
11a	Is brownfield land present onsite?	0 = Will not affect brownfield land due to the nature, scale or location of proposal			
11b	Are there any contaminated soils on the site and if so, will the	0 = No record of contaminated soils on site			

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	proposal reduce contamination?				
11c	Will the proposal result in the loss of greenfield land?	- Small scale use of greenfield land	Depends on type of development, housing or marina would result in loss of greenfield		
11d	Will the proposal minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials/resources?	0 = Will not affect vacant buildings due to the nature, scale or location of proposal			
12a	Is the site located on carbon rich soils including peat/wetlands?	0=Site is not located within an area of known carbon rich soils/peat/wetland			
12b	For greenfield sites to what extent does the proposal directly affect good quality	0= Site is not on high quality agricultural soils or croft land	Site rated 6.3, low agricultural potential		

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	agricultural soils or locally important croft land?				
13a	Will the proposal help meet the Zero Waste Plan targets?	- Could cause an increased amount of waste going to landfill	May cause an increase in residential or commercial waste depending on scale and nature of development	Provide recycling facilities on site	
13b	For sites not currently considered identified for waste is the proposal in the vicinity of a waste management site and could it therefore compromise the waste handling operation?	0 = No waste management sites nearby that could be compromised or use proposed will not affect waste management site			
13c	For potential suitable sites for waste management activities (Includes allocations for employment, industrial or storage and distribution	0= Site is not potentially suitable site for waste management activities			



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	uses) to what extent will the proposal comply with the locational element of the Planning for Zero Waste section of Scottish Planning Policy?				
<b>Landscape</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>
14	<b>Landscape Designated sites</b> To what extent will any designated sites be affected – including National Scenic Areas and Special Landscape Areas?	- - Proposal is within or would affect a national or local designated landscape and would lead to a significant loss of or impact on the key features or qualities	Part of Kyle-Plockton Special Landscape Area	Careful layout and design could reduce the impact on surrounding area, developer may be required to carry out a Landscape and Visual Impact Assessment, protect and enhance the landscape character, and/or other measures.	- 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
15a	<b>Non designated landscape features and key landscape interests</b> To what extent will	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest	Could have an impact on views over open water	See above	- Proposal is of a scale or nature that would result in a minor negative effect on qualities of landscape interest

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	the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land and unspoiled coast				
15b	To what extent is the proposal within the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	+ 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 and proposal reinforces current settlement pattern and density	Development very close to main settlement. Impact depends on type and scale of development		
15c	To what extent will the proposal be visually intrusive?	0 = Unlikely to be any visual impact due to nature, scale or location of proposal	Impact depends on type and scale of development		
<b>Cultural Heritage</b>					
		<b>Pre-Mitigation Score</b>	<b>Justification</b>	<b>Mitigation</b>	<b>Post Mitigation Score</b>

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16a	To what extent will the proposal affect any scheduled monuments or their setting?	0 = Will not impact any locally important scheduled monuments due to nature, scale or location of proposal	Douglas Row Historic Monument at site boundary, no comment from Historic Scotland		
16b	To what extent will the proposal affect any locally important archaeological sites?	0 = Will not impact any locally important archaeological sites due to nature, scale or location of proposal			
16c	To what extent will the proposal affect any listed buildings and/or their setting?	0 = Will not impact any listed buildings due to nature, scale or location of proposal			
16d	To what extent will the proposal affect any Conservation Areas?	0 = Will not impact any conservation areas due to nature, scale or location of proposal			
16e	To what extent will the proposal affect any Inventory Garden and Designed Landscape?	0 = Will not impact any garden or designed landscape due to nature, scale or location of proposal			
16f	To what extent will the proposal affect any Inventory	0= Will not impact any historic battlefield due to nature, scale			

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	Historic Battlefield?	or location of proposal			
16g	To what extent will the proposal affect any World Heritage Sites? (including proposed)	0= Will not impact any World Heritage Sites due to nature, scale or location of proposal			
16h	To what extent will the proposal result in the opportunity to improve access to the historic environment?	0 = Development would not affect access to the historic environment due to nature, scale or location of proposal			