

## Appendix 7 – Modifications to HwLDP and subsequent SEA Implications

Issue Number	Reporters recommendations	SEA Implications
General text/misc	<p>Introduction &amp; Context</p> <p>In red relates to further info request Relates to Figs 1 to 3 Spatial Strategy</p>	No SEA Implications
Policy 1 - Completing the Unconstrained City Expansion Areas	<p>1. Delete Policy one and substitute:</p> <p>The Council will support the ongoing development of the expansion areas identified within the Inverness Local Plan at Ness Castle, Culduthel-Slackbuie, Inshes and Milton of Leys as the main development sites to be delivered over the period to 2016. These developments will continue to provide contributions towards the enhancement of infrastructure and services in these areas in line with the adopted local plan and supplementary guidance.</p>	No changes to SEA required as these sites and the spatial strategy have been considered by the HwLDP SEA. This change is not material.
Policy 2 - Inverness City Vision	<p>1. Delete the first sentence of paragraph 9.5.2 and replace with: An updated <u>Inverness City Vision</u> is being prepared which highlights the key long term aims for development around the city.</p> <p>2. In Policy 2 add a second paragraph as follows: The main themes and principles being followed during its preparation are:</p> <ul style="list-style-type: none"> <li>• to put the economy at the heart of everything;</li> <li>• to strengthen the city centre;</li> <li>• to create a better connected Inverness;</li> <li>• to create a city for all ages;</li> <li>• to build on our assets;</li> <li>• to think tourism;</li> <li>• to enhance culture, pride and identity; and</li> <li>• to enable health and wellbeing.</li> </ul>	No changes to SEA required as the changes simply explain the contents of the City Vision.
Policy 3 - City Centre Development	<p>1. Insert two new paragraphs after paragraph 9.6.1 Policy 2 and before paragraph 9.7 City Centre as follows:</p> <p>The five Inverness City regeneration/action areas have been identified as their development is a vital part of the sub-regional vision and strategy of consolidating the City ahead of significant expansion elsewhere (see Figure 4). It is intended that the detail for each of these sites be augmented through supplementary guidance, in the form of a development brief and the forthcoming Inner Moray Firth Local Development Plan.</p> <p>Appendix 6.3 of the Plan contains a standard description for each and every listed piece of supplementary guidance, including those which will be brought forward in the form of a development brief.</p> <p>Some paragraph renumbering may be necessary.</p>	No changes to SEA required as the changes simply explain the contents of the emerging development briefs.

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	<p>2. Delete the present Policy 3 and substitute:</p> <p>The Council will support development proposals for the city centre which maintain and strengthen its vitality and viability. Supplementary guidance will be prepared by the Council to highlight specific opportunities for redevelopment and enhancement.</p> <p>The main principles of the guidance are:</p> <ul style="list-style-type: none"> <li>• to identify key redevelopment sites and underutilised buildings;</li> <li>• to consider the opportunities to develop a clear civic hub and enhance the heritage of the city;</li> <li>• to identify improvements to public transport linkages;</li> <li>• to provide guidance for retail frontages;</li> <li>• to identify further opportunities to improve streetscape appearance; and</li> <li>• to integrate with the wider green network.</li> </ul>	
Policy 4 - Longman Core Development	<p>1. Delete the present Policy 4 and substitute:</p> <p>The Council will support the development of office, leisure, service and retail uses in the Longman Core, as indicated on Map 1. Supplementary guidance will be prepared, within which there will be an updated development brief or masterplan. The objective of this supplementary guidance will be to coordinate redevelopment of land and property at the “core” of the Longman estate, and set the context for development in this key urban transport corridor, examining the contribution that this location can make. Any proposal in this area must be accompanied by a transport appraisal.</p> <p>The main principles of the guidance will be to:</p> <ul style="list-style-type: none"> <li>• provide improved linkages to the city centre;</li> <li>• guide the enhancement of design in this important gateway to the city;</li> <li>• provide for transport improvements on the A82; and</li> <li>• develop effective facilities for pedestrian and cyclist movement throughout the area.</li> </ul>	No changes to SEA required as the changes simply explain the contents of the emerging development brief.
Policy 5 - Former Longman Landfill Site	<p>1. Delete final sentence of paragraph 9.12.1 and replace with:</p> <p>The Council is undertaking feasibility work to test the viability and suitability of this land for development.</p> <p>2. Delete Policy 5 (paragraph 9.13.1) and replace with:</p> <p>Land at the former Longman Landfill site (as indicated on Map 2) is allocated for mixed use development. The Council’s final decision on the optimum mix of uses will require further, ongoing feasibility work. This will include consideration of landfill gas risks, contamination, and strategic road capacity.</p> <p>The Council currently favours a range of uses including:</p> <ul style="list-style-type: none"> <li>• waste management and other renewable uses including energy from waste;</li> </ul>	No changes to SEA required as the changes simply explain the contents of the emerging development brief.

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	<ul style="list-style-type: none"> <li>• commercial and industrial uses; and</li> <li>• community/public open space.</li> </ul> <p>The potential for other uses including retail and residential will also be examined as well as the potential environmental impact of proposals, particularly to ensure that there would be no adverse effects on the integrity of the Inner Moray Firth SPA/Ramsar site.</p> <p>If and when the site proves suitable for development supplementary guidance will be prepared to indicate the Council's updated policy on the optimum mix, arrangement, design and servicing of future land uses. The guiding principles for such Guidance will be:</p> <p>The need:</p> <ul style="list-style-type: none"> <li>• to minimise landfill gas and other risks;</li> <li>• to tackle any problems of contamination;</li> <li>• to provide a 30 metre undeveloped corridor to safeguard the high pressure gas pipeline;</li> <li>• to not compromise strategic road network capacity;</li> <li>• to safeguard adjacent natural heritage interests; and to deliver an effective development site.</li> </ul>	
Policy 6 - Muirtown and South Kessock	<p>1. Delete the proposed Policy 6 and replace with:</p> <p>The Council will support master plan led development proposals for the Muirtown/South Kessock area (as indicated on Map 3) in the short term which fit with the provisions of the existing Inverness Local Plan for the development of the area, whilst seeking to ensure that they deliver improvements to the transport network, including improvements at the Telford Street Retail Park roundabout, and do not result in adverse effects on the integrity of the Moray Firth SAC.</p> <p>The Council intends to adopt as supplementary guidance a future developer led master plan or produce its own development brief for part or all of the area. This master plan or brief will be guided by the following principles and objectives:</p> <ul style="list-style-type: none"> <li>• net improvement of the local transport network including the junction at Telford Street Retail Park;</li> <li>• maximum employment potential from commercial use of the waterfront frontage at the Muirtown Basin;</li> <li>• safeguarding and if possible enhancement of navigation, heritage features, and public pedestrian access, including the avoidance of any adverse effect on the integrity of the Moray Firth SAC</li> <li>• greater diversification of housing tenure and renewal of housing stock within the area.</li> </ul>	No changes to SEA required as the changes simply explain the contents of the emerging development brief.
Policy 7 - Inshes and Raigmore	<p>1. Delete policy 7 and substitute with:</p> <p>The Council will produce a development framework for the Inshes and Raigmore area (as identified on Map 4), which will be brought forward as supplementary guidance. The guiding principles for such guidance will be:</p> <ul style="list-style-type: none"> <li>• to promote, co-ordinate and best utilise improvements to strategic road capacity;</li> </ul>	No changes to SEA required as the changes simply explain the contents of the emerging development brief.

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	<ul style="list-style-type: none"> <li>• to build consensus with the community and stakeholders;</li> <li>• to achieve no net detriment to the existing surface water drainage regime and attendant flood risk;</li> <li>• the reconfiguration of the Raigmore Medical Campus to allow better public transport and active travel connectivity and to assess the potential for additional primary care facilities in place of staff accommodation;</li> <li>• the southern expansion of the Police Headquarters;</li> <li>• the reconfiguration and potential expansion of Inshes Retail Park provided that expansion helps deliver improvements in strategic road capacity; and</li> </ul> <p>provision for mitigation measures in relation to any identified environmental issues.</p>	
Policy 8 - Ness-Side and Charleston	<p>1. Delete the present Policy 8 and substitute:</p> <p>The Council will support the master planning of land allocated at Ness-side and Charleston in tandem with the work carried out to identify options for the river and canal crossings that do not adversely affect the integrity of the River Moriston SAC. The Council will produce a development framework for land at Ness-side and Charleston (as identified on Map 5), which will be brought forward as supplementary guidance. The guiding principles for such guidance will be:</p> <ul style="list-style-type: none"> <li>• to provide a land use context for the current assessment of transport solutions for this part of the City, taking into account the need to protect the River Moriston SAC;</li> <li>• to determine the best mix, arrangement, design and servicing of future land uses compatible with whichever alignment and type of river and canal crossings are confirmed;</li> <li>• to include within this mix: <ul style="list-style-type: none"> <li>retention and completion of the district retail and community centre at Dores Road;</li> <li>retention and expansion of the district employment centre at Holm Mills;</li> <li>retention and enhancement of a riverside green corridor at Ness-side including land within the confirmed flood plain;</li> <li>a distributor road connection between Leachkin and General Booth Roads at Charleston; and</li> <li>completion of residential neighbourhoods at Ness-side and Charleston.</li> </ul> </li> </ul> <p>2. On map 5, for Ness-side delete the present “Residential” designation and replace with “Mixed Use Allocation”.</p>	No changes to SEA required as the changes simply explain the contents of the emerging development brief.
Policy 9 - A96 Corridor - Phasing and Infrastructure	<p>1. At the end of Policy 9, add the following sentence:</p> <p>Where there are anticipated increases which create a need for new or improved services, facilities or infrastructure resulting from a development in this area, the principles of Policy 32 — Developer Contributions will be applied.</p> <p>2. Make the following changes to Figure 5, as found to be practicable to fit the page format of the plan:</p> <ul style="list-style-type: none"> <li>• crop to fit on one page;</li> <li>• provide an outline of the airport economic development initiative area and designate appropriately;</li> <li>• as possible provide symbols for the airport, business area, and transport interchange;</li> </ul>	No changes to SEA required as the changes simply cross refer to another policy.

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	<ul style="list-style-type: none"> <li>• show the railway more clearly; and</li> <li>• improve the clarity of the lettering and do not use red against green</li> </ul>	
Policy 10 - Beechwood Campus	<ol style="list-style-type: none"> <li>1. Delete the second paragraph and replace with: Any development at this location for the second phase will be supported by a detailed masterplan for campus related uses to the west of the railway and for business and commercial to the east of the railway line. The masterplan should also make provision for a public transport interchange, with consideration being given to the opening of a new rail halt and park and ride facility.</li> <li>2. Delete the first two bullet points under Transport and replace with: Pedestrian and cycle bridge links towards Inverness city centre, Inverness retail and business park, and the later phases of the campus site;</li> <li>3. Add a new bullet point under the Natural, Built and Cultural Heritage part of the policy to read: Avoidance of any adverse effects on the integrity of the Inner Moray Firth SPA and Ramsar site.</li> <li>4. On Map 6, on the site allocation for "Business/Industry/Residential Institutions", delete "Residential Institutions".</li> </ol>	No changes to SEA required as the changes do not materially change the allocation.
Policy 11 - Inverness Retail and Business Park	<ol style="list-style-type: none"> <li>1. At the end of the second sentence of paragraph 11.8.1, add a new clause:  that are necessary to accommodate the increased traffic generated by the new development.</li> <li>2. On Map 6, extend the area in blue allocated for Retail (Bulky Goods) to include the Inverness retail park, other than the area occupied by the Tesco store</li> </ol>	Given the significant changes to the site boundary it is considered appropriate to carry out a new SEA Site Assessment. The results of which are attached to this SEA Update Statement and will supersede the assessment in the Revised Environmental Report (September 2010) in due course.
Policy 12 - Stratton	<ol style="list-style-type: none"> <li>1. Delete the third bullet under the heading "Natural, Cultural and Built Heritage", and replace with:  Avoidance of any effects on the Inner Moray Firth SPA/Ramsar site and Longman and Castle Stuart Bays SSSI."</li> </ol>	No changes to SEA required as the changes do not materially change the allocation.
Policy 13 - Tornagrain	<ol style="list-style-type: none"> <li>1. Under the developer requirements for Natural, Built and Cultural Heritage add a new bullet point as follows:  Avoidance of any adverse effects on the integrity of Loch Flemington SPA, including from cumulative recreational disturbance.</li> <li>2. In the table of phasing for the development, delete the 400 m<sup>2</sup> under Health Centre column 2026-2031, and insert it instead in the column 2011-2016.</li> <li>3. Under the developer requirements for transport, insert a new bullet point as follows:  Discussion to take place with Network Rail and the Council with the aim of finding a long term solution to the safety issues associated with the Dalcross level crossing on the</li> </ol>	No changes to SEA required as the changes do not materially change the allocation.

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	<p>Inverness-Aberdeen railway line.</p> <p>4. Under the developer requirements for Natural, Built and Cultural Heritage, delete the sixth bullet, and add a new bullet point as follows:</p> <p style="padding-left: 40px;">Appropriate mitigation measures with regard to the Kildrummie Kames SSSI which runs along the South Eastern edge of the site, to avoid any adverse impact on the site.</p> <p>5. On Map 7 provide an indication of the development area to the north of the A96, to include the airport, airport business park and Inverness-Aberdeen railway line.</p>	
Policy 14 - Whiteness	<p>1. Add a new sentence at the end of the policy as follows:</p> <p style="padding-left: 40px;">Renewables-related development will be subject to the production of a masterplan which should ensure that there are no adverse effects on the integrity of the Moray Firth SAC and Inner Moray Firth SPA/Ramsar site.</p>	No changes to SEA required as the changes do not materially change the allocation.
Policy 15 - Lochloy	<p>Delete paragraph 14.6.2 and put instead:</p> <p style="padding-left: 40px;">Lochloy is subject to existing planning permissions. A large part of the site is allocated for residential development in the adopted Nairnshire Local Plan. The allocation shown on Map 9 extends the residential area towards a watercourse near the Kingsteps side of the site. Any flooding issue that might arise will be addressed in terms of Policy 65: <i>Flood Risk</i>.</p>	No changes to SEA required as the changes do not materially change the allocation.
Policy 16 - Sandown	<p>I recommend the following modifications:</p> <p>1. Delete paragraph 14.8.1 and put instead:</p> <p style="padding-left: 40px;">Development of Sandown in the short to medium-term will be supported. The Council will prepare a Sandown Development Brief based on the principles of:</p> <ul style="list-style-type: none"> <li>• an appropriate housing density including an adequate level of affordable housing provision;</li> <li>• seeking to attract employment-generating uses to the site;</li> <li>• a co-ordinated phasing strategy;</li> <li>• consideration of the location and context of the site; and</li> <li>• provision of appropriate access solutions, including setting out linkages to and shared arrangements with the adjoining land at Delnies.</li> </ul> <p style="padding-left: 40px;">A detailed masterplan is to be prepared and adopted as supplementary guidance.</p> <p style="padding-left: 40px;">The allocation of development to Sandown and the adjoining Delnies site amounts to a major extension of Nairn at one of the main entrances to the town. It is essential that the combined</p>	No changes to SEA required as the changes simply explain the contents of the emerging development brief.

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	<p>development shows a harmony of design that enhances the town.</p> <p>2. Delete Policy 16 and put instead: The Council will support development at Sandown (as shown on Map 9) in the short term. A masterplan will be prepared and adopted as supplementary guidance. A recreational access management plan will also be prepared.</p> <p>Issues addressed by the masterplan will include:</p> <ul style="list-style-type: none"> <li>• site layout;</li> <li>• design of buildings and open areas;</li> <li>• housing density;</li> <li>• provision of affordable housing;</li> <li>• provision of employment-generating uses;</li> <li>• phasing;</li> <li>• flood risk;</li> <li>• an access solution that provides unfettered links to the Delnies development area to the west and shared arrangements wherever possible;</li> <li>• infrastructure provision; and</li> <li>• delivery of the development.</li> </ul> <p>The recreational access management plan will contain provisions that ensure that there is no adverse effect on the integrity of the Inner Moray Firth SPA/Ramsar site.</p> <p>The design for development of Sandown shall be based on the masterplan and the recreational access management plan. The design for development of Sandown and Delnies shall be progressed side-by-side and shall:</p> <ul style="list-style-type: none"> <li>• show an overall coherence, attractiveness and local character;</li> <li>• be efficient in terms of movement of people and vehicles; and</li> <li>• enhance the town.</li> </ul> <p><b>Note:</b> Two more paragraphs are to be added to Policy 16. Please see the recommendations under Issue 92: Nairn.</p> <p>1. In Policy 16: Sandown, add two new paragraphs:</p> <p>In preparing proposals for the site, consideration must be given to the extent to which tourism-related development and business development might be attracted to the site. If potential, either in the short term or in the longer term, is identified for one or both of these kinds of development, land must be reserved accordingly.</p>	

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	Connections to the public water and waste water systems will be required.	
Policy 17 - Delnies	<p>1. In Policy 17, after “Development will be subject to the following requirements:” insert:</p> <p><b>Harmony with Sandown</b></p> <p>Development of Delnies shall not proceed until a development brief for Sandown has been completed. Thereafter, designs for development of Delnies and for Sandown shall be progressed side-by-side and shall:</p> <ul style="list-style-type: none"> <li>• show an overall coherence, attractiveness and local character;</li> <li>• be efficient in terms of movement of people and vehicles; and</li> <li>• enhance the town.</li> </ul> <p><b>Westward extension</b></p> <p>This policy contains no commitment to built development on land to the west of the Delnies site shown on Plan 9. The possibility of such development cannot be ruled out and should be taken into account in design for development of Delnies.</p> <p>2. In Policy 17, the third bullet point under “Natural, Cultural &amp; Built Heritage” should be deleted and replaced with:</p> <p>Protection of the nearby Inner Moray Firth SPA/Ramsar and Whiteness Head SSSI, including through the approval of a Recreational Access Management Plan;</p> <p>3. In Policy 17, the fourth bullet point under “Natural, Cultural &amp; Built Heritage” should be deleted.</p> <p><b>Note:</b> A further modification to Policy 17 is recommended under Issue 92: Nairn.</p> <p>2. In Policy 17: Delnies, between “Housing” and “Miscellaneous” in the list of requirements, insert the following:</p> <p><b>Tourism-related and Business Development</b></p> <ul style="list-style-type: none"> <li>• In preparing proposals for the site, consideration must be given to the extent to which tourism-related development and business development might be attracted to the site. If potential, either in the short term or in the longer term, is identified for one or both of these kinds of development, land must be reserved accordingly.</li> </ul>	No changes to SEA required as the changes do not materially change the allocation.
Policy 18 - Nairn South	1. Alter Map 9 on page 51 by deleting the phasing shown within Nairn South and putting instead:	No changes to SEA required as the changes do not materially change the allocation.



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	<p>"2 &amp; 3" for that part of Nairn South north of and including the ridge that runs east from Balblair House; and</p> <p>"3 &amp; 4" for the remainder of Nairn South.</p> <p>2. In paragraph 14.12.1, delete the words "and conclusion of the Enquiry by Design exercise already started".</p> <p>3. In Policy 18, delete the opening paragraph and replace it with:</p> <p>The Council will support the allocation of land at Nairn South for mixed-use development. The principal use will be residential. Provision for employment opportunities must also be made as part of development proposals that are submitted to the Council for approval.</p> <p>This allocation is subject to further assessment of the transport and infrastructure requirements that are necessary to enable development to progress.</p> <p>The northern boundary of the allocation adjoins an area of land extending to 5.1 hectares. This land is reserved in the Nairnshire Local Plan (adopted December 2000) for expansion of timber processing and other uses. It is the intention of the Council that this reservation will continue in force. The possibility that the existing sawmill on Balblair Road may expand on to this reservation must be taken in to account in the design of proposals for development in Nairn South.</p> <p>In the 2011-2016 period, the commencement of a first phase will be subject to the following requirements:</p> <p>4. In Policy 18, under the heading <i>Phasing</i>, delete the last sentence in the bullet point and replace it with:</p> <p>The residential component of the first phase will be strictly limited to 250 houses.</p> <p>5. In Policy 18, under the heading <i>Transport</i>, after the third bullet point insert:</p> <ul style="list-style-type: none"> <li>• Consideration must be given to provision of a distributor-type link road between Balblair Road and Cawdor Road, to reduce reliance on Balblair Road as a link between Nairn South and the town centre.</li> <li>• Consideration must be given to provision of a footbridge over the railway in the vicinity of Duncan Drive, to facilitate walking and cycling journeys between Nairn South and schools, the town centre and other parts of the town.</li> </ul> <p>6. In Policy 18, under the heading <i>Natural, Cultural &amp; Built Heritage</i>, delete the second bullet point and replace it with:</p> <p>Development should not adversely affect the natural heritage value of the riparian corridor, should</p>	

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	<p>retain access to the corridor and should protect trees;</p> <p>7. In Policy 18, under the heading <i>Design</i>, delete the first bullet point.</p> <p>8. In Policy 18, under the heading <i>Design</i>, delete the bullet point that starts “A buffer area.....” and replace it with:</p> <ul style="list-style-type: none"> <li>• A buffer area shall be provided within the boundary of the Nairn South allocation. The buffer area shall be designed to ensure that the amenity of occupiers in Nairn South is not affected to an unacceptable degree by noise, dust, fumes or smells likely to arise from use of the 5.1 hectares sawmill expansion site for sawmill purposes.</li> </ul> <p><b>Note:</b> Further modification of Policy 18 is recommended under Issue 92.</p> <p>3. In Policy 18: Nairn South, between “Housing” and “Miscellaneous” in the list of requirements, insert the following:</p> <p style="padding-left: 40px;"><b>Tourism-related and Business Development</b></p> <ul style="list-style-type: none"> <li>• In preparing proposals for the site, consideration must be given to the extent to which tourism-related development and business development might be attracted to the site. If potential, either in the short term or in the longer term, is identified for one or both of these kinds of development, land must be reserved accordingly.</li> </ul> <p>4. In Policy 18: Nairn South, under “Miscellaneous” and after “functional flood plain;” insert the following:</p> <p style="padding-left: 40px;">Connections to the public water and waste water systems will be required.</p>	
Policy 19 - Smaller Settlements in the A96 Corridor	<p>In paragraph 15.1, delete the second sentence and put in its place:</p> <p style="padding-left: 40px;">This Plan reaffirms that spatial strategy and supports the growth of the smaller settlements identified in Figure 6. Allocations for development at Ardersier, Croy and Culloden Moor were previously contained in the Inverness Local Plan. An allocation at Cawdor is made following consideration of responses to the Main Issues Report.</p>	No changes to SEA required as the changes do not materially change the allocation.
Policy 20 - Croy Expansion	<p>1. In Policy 20, delete the introductory text (“The Council will.....requirements and phasing:”) and put instead:</p> <p style="padding-left: 40px;">The Council will support mixed-use development of the Croy expansion site shown on Map 10. The chief use will be residential. Provision for employment opportunities must also be made as part of development proposals that are submitted to the Council for approval. The following phasing and development requirements will apply.</p>	No changes to SEA required as the changes do not materially change the allocation.

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	<p>2. In policy 20, under the heading <i>Transport</i>, replace the text in the first bullet point with the following:</p> <p>Sustainable travel linkages must be promoted between the key facilities within and outwith the settlement. Proposals to encourage and facilitate non-car travel between Croy and employment opportunities at and beside Inverness Airport must be brought forward as part of the development.</p> <p>3. In policy 20, under the heading <i>Transport</i>, replace the text in the last bullet point with the following:</p> <p>A transport assessment will be required. In the assessment, matters taken into consideration must include the following: impact of construction traffic; traffic effects of development on all allocated development sites in Croy; and traffic effects of proposed development at Tornagrain. Mitigation measures identified in the assessment must be carried out by the developer.</p> <p>4. In Policy 20, under the heading <i>Natural, Cultural &amp; Built Heritage</i>, add the following new bullet points:</p> <p>Avoidance of any adverse effects on the integrity of the Loch Flemington SPA and Kildrummie Kames SSSI.</p> <p>Proposals for development must be accompanied by an archaeological study. The study must assess how likely it is that material of archaeological value is present in or under the site and must advise on how best to identify, record and conserve any such material.</p> <p>5. In Policy 20, under the heading <i>Miscellaneous</i>, after the first bullet point, add a new bullet point:</p> <p>A flood risk assessment will be required in relation to any proposal for development on or in the vicinity of the low-lying, wet part of the site. No built development shall take place on any part of the site which is identified in the assessment as being functional flood plain.</p> <p>6. In Policy 20, under the heading <i>Miscellaneous</i>, add a new bullet point:</p> <p>The developer must ascertain whether any part of the site is within the consultation distance associated with any hazardous installation or pipeline and, if it is, what precautions are advised by the Health and Safety Executive. (See also Policy 31.)</p>	
Policy 21 - Culloden Moor Expansion	<p>1. Deletion of Policy 21: Culloden Moor Expansion.</p> <p>2. Deletion of Map 11: Culloden Moor Expansion.</p>	The SEA will be modified to remove the Culloden Moor Policy and site assessments from the main body and put them as reasonable alternatives.

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Policy 22 - Ardersier Expansion	<ol style="list-style-type: none"> <li>1. In Policy 22, delete the first sentence from "The Council" to "and phasing:" and put instead:  The Council will support development of the Milton of Connage site shown on Map 12: Ardersier subject to the following developer requirements and phasing:</li> <li>2. In Policy 22, after the phasing table, insert:  This phasing may be reviewed if there are changes in housing market conditions.</li> <li>3. On Map 12: Ardersier:  (a) show the Milton of Connage site coloured brown, thus defining it as a residential allocation; and  (b) identify the Milton of Connage site by name, to distinguish it from the other residential allocations.</li> </ol>	<p>Given the significant changes to the site boundary it is considered appropriate to carry out a new SEA Site Assessment. The results of which are attached to this SEA Update Statement and will supersede the assessment in the Revised Environmental Report (September 2010) in due course.</p>
Policy 23 - Cawdor Expansion	<ol style="list-style-type: none"> <li>1. In Policy 23, delete all the text that precedes the heading <i>Transport</i> and put instead:  The Council will support preparation of a masterplan for the expansion of Cawdor village. The expansion will consist of mixed-use development, including dwellings, provision for the creation of new employment, and other community services and facilities. The area to be studied for the masterplan is shown on Map 13. The masterplan will give consideration to development over a period extending from 2011 to 2031. It will identify phases showing the order in which the expansion is to proceed.  The following requirements will need to be met by the developer:</li> <li>2. In Policy 23, before the section headed <i>Transport</i>, insert a new section:  <b>Employment creation</b> <ul style="list-style-type: none"> <li>• Each phase of the housing element of the mixed use expansion must be accompanied by provision for employment-creating development;</li> <li>• Apart from the first phase, no other phases of the housing element shall proceed until the new employment opportunities associated with the preceding phase have been established;</li> </ul> </li> <li>3. In Policy 23, under <i>Transport</i>, delete the first and second bullet points and put instead: <ul style="list-style-type: none"> <li>• A transport assessment of the expansion proposals as a whole, or separate assessments of each phase of the expansion. The assessment(s) will identify all transport network</li> </ul> </li> </ol>	<p>No changes to SEA required as the changes do not materially change the allocation.</p>

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	<p>improvements that are necessary to make development acceptable. The assessment(s) will take into account the provisions of any Developer Contributions Protocol that is in force at the time;</p> <ul style="list-style-type: none"> <li>• Implementation of improvements to the transport network, either local to Cawdor or further afield, that have been identified as necessary to make development acceptable.</li> </ul> <p>4. In policy 23, under <i>Green Networks &amp; Open Space</i>, delete from the first bullet point all the words following “contribution” and put instead:</p> <p style="padding-left: 40px;">to the Inverness-Nairn Landward trail;</p> <p>5. In Policy 23, under <i>Natural, Cultural &amp; Built Heritage</i>, delete the last two bullet points and put instead:</p> <ul style="list-style-type: none"> <li>• a Recreational Access Management Plan for Cawdor, designed to avoid adverse effects on the integrity of the Cawdor Woods SSSI/SAC</li> </ul> <p>6. In Policy 23, under “Design,” delete the bullet point and put two new bullet points:</p> <ul style="list-style-type: none"> <li>• A design framework will be required to ensure development fits with the landscape character and special qualities of the area.</li> <li>• Proposals for development must be designed with particular care to ensure that they embody a particularly high standard of design which enhances the character and appearance of the village as a whole, bearing in mind the “outstanding” status of Cawdor conservation area.</li> </ul> <p>7. On Map 13: <i>Cawdor Expansion</i>, delete from the legend <i>Mixed Use Allocation</i> and put instead <i>Masterplan Study Area</i>.</p> <p>8. In Table 3 on page 50, delete “80” as the 2011 to 2021 figure for Cawdor and put instead “155”.</p>	
Policy 24 - Nigg	<p>1. After paragraph 16.6, insert a new paragraph:</p> <p>The Health and Safety Executive identifies the presence of a major hazard site at Nigg. This will be taken into account in the Nigg Development Master Plan. Developers should also note the terms of policy 31: <i>Physical Constraints</i>.</p> <p>2. Alter Map 14: <i>Nigg Development Master Plan Area</i> as follows:</p> <p>Redraw the boundary of the area designated “Business &amp; Industrial” so that the designated area is restricted generally to the oil terminal, the disused fabrication yard and the areas designated “Platform A” and “Platform B” in figure 6.2 of the <i>Nigg Development Master Plan – Final Report</i> of September 2009. If so desired, the three “Potential Expansion” areas and the tree-planting areas identified on figure 6.2 may also be shown on Map 14.</p>	No changes to SEA required as the changes do not materially change the allocation.

Issue Number	Reporters recommendations	SEA Implications
Policy 25 - Dounreay	<p>1. The wording of paragraphs 17.2.1 and 17.2.4 should be modified as set out in the Council's commended revised text (above).</p> <p>2. The third sentence of the policy should be replaced by the following. The main principles of the Dounreay Planning Framework will be:</p> <ul style="list-style-type: none"> <li>• the timely, safe and environmentally acceptable decommissioning, restoration and after-use of the Dounreay site;</li> <li>• phasing through to the interim end point, setting out the developments required for decommissioning and restoration towards achieving the site end state, including new build, adaptation, demolition and remediation;</li> <li>• sufficient flexibility to respond to changing constraints whilst not placing undue restrictions on the site operator;</li> <li>• indication of potential new interim uses and end uses for parts of the site in support of economic regeneration of the area;</li> <li>• and developer requirements as set out in Appendix 5 of the Revised Environmental Report of the plan, relating to Policy 25: Dounreay.</li> </ul>	No changes to SEA required as the changes do not materially change the allocation.
Policy 26 - John o Groats	<p>1. The last sentence of paragraph 17.5.2 should be modified to read:</p> <p>The core area covered by the masterplan is indicated on Map 16.</p> <p>2. A sentence should be added to the end of paragraph 17.5.3 along the lines of:</p> <p>The masterplan will include guidance for the community and the coastal areas beyond the core area.</p> <p>3. The following should be added to the policy.</p> <p>The main principles of the masterplan will be:</p> <ul style="list-style-type: none"> <li>• good quality building design</li> <li>• identification of the focal destination point</li> <li>• regeneration of the existing hotel site, supplemented by additional accommodation</li> <li>• retention of valued assets</li> <li>• provision of a visitor centre and space for enhanced food and drink facilities</li> <li>• car parking around the periphery of the core harbour-side area</li> <li>• interconnection and improvement of the coastal paths</li> <li>• maximising the attraction of the natural flora, fauna and landscape assets</li> </ul>	No changes to SEA required as the changes do not materially change the allocation.

Issue Number	Reporters recommendations	SEA Implications
	<ul style="list-style-type: none"> <li>• physical improvements to public parts of the harbour area</li> <li>• setting out phasing as a guide to growth, taking into account deliverability and key components for a first phase</li> <li>• developer requirements as set out in Appendix 5 to the Revised Environmental Report with respect to Policy 26: John O’Groats.</li> </ul> <p>4. The title of Map 16 should be modified to “John O’Groats: Core Area covered by Masterplan”. The supporting text should be modified accordingly.</p>	
Policy 27 - Castletown	<p>1. The second sentence of the policy should be reworded as:</p> <p>The Council intends to adopt the guidance (as outlined above) following consultation and possible amendment as supplementary guidance to this plan.</p> <p>2. The following should be added to the policy:</p> <p>The main principles of the masterplan will be:</p> <ul style="list-style-type: none"> <li>• protecting and enhancing the character of the village</li> <li>• establishing a stronger connection between Castletown and Castlehill</li> <li>• setting out phasing as a guide to growth and providing a clear steer on the direction(s) and emphasis for long term growth proposals</li> <li>• reusing and adapting redundant building stock</li> <li>• rejuvenating the harbour area and improving key streets</li> <li>• providing opportunities for jobs and facilities for local people</li> <li>• providing opportunities for affordable housing</li> <li>• avoidance of adverse effects on Dunnet Links SSSI</li> <li>• fulfilment of developer requirements set out in the Revised Environmental Report on the Strategic Environmental Assessment of Policy 27: Castletown, including a protected species survey and mitigation plan</li> <li>• ensuring that the Burn of Garth is protected from any adverse impacts on the water environment.</li> </ul>	No changes to SEA required as the changes do not materially change the allocation.
Policy 28 - Masterplanned Proposals in Caithness	<p>1. The last sentence of the policy in the proposed plan should be deleted.</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 29 - Sustainable Design	<p>1. The second sentence of the third paragraph of the policy should be replaced with the following paragraph.</p> <p>All development proposals must demonstrate compatibility with the Sustainable Design Guide: Supplementary Guidance, which requires that all developments should:</p> <ul style="list-style-type: none"> <li>• conserve and enhance the character of the Highland area</li> </ul>	No changes to SEA required as the changes do not materially change the policy.

Issue Number	Reporters recommendations	SEA Implications
	<ul style="list-style-type: none"> <li>• use resources efficiently</li> <li>• minimise the environmental impact of development</li> <li>• enhance the viability of Highland communities.</li> </ul> <p>Compatibility should be demonstrated through the submission of a Sustainable Design Statement where required to do so by the Guidance.</p> <p>Please note that reference should also be made to the reporter's conclusions and recommendations on Issue 91: Sustainable Development and Climate Change with respect to sustainable design. (below)</p> <p>1. Delete paragraph 18.4.1 and instead put:</p> <p>18.4.1 <i>Scottish Planning Policy</i> makes it clear that the planning system should link principles and actions to enable sustainable development. This is reinforced under the Planning etc. (Scotland) Act 2006, which requires the planning authority to exercise its development planning function with the objective of contributing to sustainable development.</p> <p>18.4.2 Section 72 of the Climate Change (Scotland) Act 2009 says that planning authorities must include in local development plans policies requiring all developments to be designed to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, through the installation and operation of low and zero-carbon generating technologies.</p> <p>18.4.3 Policy 29 sets out the requirement for all development to be designed in the context of sustainable development and climate change. The Council's <i>Sustainable Design Guide</i> will include provisions that fulfil the requirements of section 72 of the Climate Change (Scotland) Act 2009 and will also, for example, require investigation of the use of grey water and micro renewable energy systems. The <i>Sustainable Design Guide</i> will be adopted as supplementary guidance. Compliance with the <i>Guide</i> is required in terms of Policy 29.</p> <p>2. In Policy 29, after the third paragraph ("Developments which.....<i>Design Statement.</i>"), insert a new paragraph:</p> <p>All developments must comply with the greenhouse gas emissions requirements of the <i>Sustainable Design Guide</i>.</p>	
Policy 30 - Design Quality and Place-Making	<p>1. Paragraph 18.6.1 should read (in part): This policy seeks a high quality of design in development within both urban and rural parts of the plan area and ...</p> <p>2. The following sentence should be added to paragraph 18.6.1:</p>	No changes to SEA required as the changes do not materially change the policy.



Issue Number	Reporters recommendations	SEA Implications
	<p>More specific guidance on visual aspects of wind farm developments may be found in Scottish Planning Policy and government advice documents.</p> <p>3. The following paragraphs should be added after paragraph 18.6.1: The Council intends to produce supplementary guidance on residential layout and a public art strategy for the Highlands to provide more detailed guidance on how developments can help create new and better places; places that are distinctive and reflect the Highland context.</p> <p>The Council's residential layout guidance will draw heavily from the Scottish Government's key policy statements on design and place-making – Designing Places, and Designing Streets – and will require that proposals consider and address the six qualities of successful places to produce new developments that are:</p> <ol style="list-style-type: none"> <li>1. distinctive</li> <li>2. safe and pleasant</li> <li>3. easy to get around</li> <li>4. welcoming</li> <li>5. adaptable</li> <li>6. resource-efficient.</li> </ol> <p>In addition, the Council's public art strategy for the Highlands will seek the inclusion of public art in new developments to help produce well-designed, locally distinctive built environments, with a clear sense of identity and place. Developer contributions may be sought to fund public art where it is considered that a site would benefit from public art being included as an intrinsic element of the development proposal – see Policy 32: Developer Contributions.</p> <p>4. The first paragraph of the policy should read as follows: New development should be designed to make a positive contribution to the architectural and visual quality of the place in which it is located, where appropriate, and should consider the incorporation of public art as a means of creating a distinct sense of place and identity in line with the Council's Public Art Strategy for the Highlands. Applicants should demonstrate sensitivity and respect towards the local distinctiveness of the landscape, architecture, design and layouts in their proposals.</p> <p>5. A new paragraph should be added after the first paragraph of the policy, as follows: The design and layout of new residential development proposals should focus on the quality of places and living environments for pedestrians rather than movement of vehicles, and should incorporate all of the six qualities of successful places. Further guidance on this policy topic will be provided in the Council's Residential Layout: Supplementary Guidance.</p>	
Policy 31 - Physical Constraints	<p>1. Paragraph 18.8.1 should be replaced by the following:</p> <p>Various physical and technical factors, including those that affect public health and safety, need to be assessed when considering development proposals. These will be listed and (where practicable) mapped in</p>	No changes to SEA required as the changes do not materially change the policy.

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	<p>the Physical Constraints Supplementary Guidance and will cover sites, installations, infrastructure and other areas.</p> <p>2. The policy should be amended to read: Developers must consider whether their proposals would be located within areas of constraints as set out in Physical Constraints: Supplementary Guidance. The main principles of the guidance are:</p> <ul style="list-style-type: none"> <li>• to provide developers with up to date information regarding physical constraints to development in Highland; and</li> <li>• to ensure proposed developments do not adversely affect human health and safety or pose risk to safeguarded sites.</li> </ul> <p>Where a proposed development is affected by any of the constraints detailed within the guidance, developers must demonstrate compatibility with the constraint or outline appropriate mitigation measures to be provided.</p>	
Policy 32 - Developer Contributions	<p>1. Add a new second paragraph to the policy as follows: The principles that guide the preparation of the Developer Contributions: Supplementary Guidance are:</p> <ul style="list-style-type: none"> <li>• Fair and proportionate developer contributions for all developments on sites allocated in either the Highland wide Local Development Plan or one of the area local development plans or in terms of windfall development.</li> <li>• Developer contributions will be sought where a need for new or improved services, facilities or infrastructure has been identified that relates directly to the proposed development.</li> <li>• Flexibility in approach to ensure that development can be brought forward in difficult economic circumstances while ensuring that the development has no net detriment.</li> <li>• Facilitate informed decision making by those involved in the development process, allowing potential financial implications to be factored into development appraisals prior to commercial decisions and actions being undertaken.</li> </ul> <p>2. In the table under paragraph 18.10.3, in the section headed 'Public Art', delete 'development's design' and substitute 'development proposal'.</p> <p>3. In the table under paragraph 18.10.3, in the section headed Infrastructure, after 'road', insert 'rail'.</p> <p>4. In the table under paragraph 18.10.3, in the section headed Recycling facilities &amp; waste management, after 'existing' add 'municipal and commercial waste'.</p> <p>5. In the glossary, to the definition of Infrastructure, amend to include: "green infrastructure, e.g. landscaping, green networks, open spaces, and paths'.</p> <p><b>Note:</b> The reference in the policy to 'Section 75 agreement' should now read 'Section 75 obligation',</p>	No changes to SEA required as the changes do not materially change the policy.

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	following an amendment to the Town and Country Planning (Scotland) Act 1997.	
Policy 33 - Affordable Housing	<p>1. In paragraph 19.1.1, delete the last sentence but one (“The Council’s.....its application.”) and put in its place:</p> <p>The Council will revise its existing supplementary guidance on affordable housing. The revised guidance will:</p> <ol style="list-style-type: none"> <li>a) provide guidance on where and when affordable housing contributions will be sought;</li> <li>b) specify those locations or circumstances where contributions of more than 25% will be sought, including what level of contribution will be sought and giving justification for the higher level;</li> <li>c) define acceptable forms of affordable housing contribution;</li> <li>d) give consideration to delivery of affordable housing by means of innovative methods;</li> <li>e) provide further guidance on mechanisms for securing affordable housing;</li> <li>f) provide advice on the type, design and layout of affordable housing; and</li> <li>g) indicate mechanisms for retention of affordable housing stock.</li> </ol> <p>The revised guidance will be adopted as supplementary guidance for the Highland-wide Local Development Plan.</p> <p>Delete paragraph 19.1.2 and put instead:</p> <p>The Highland Housing Strategy indicates the tenure of affordable housing required to best meet needs.</p> <p>3. In paragraph 1 of policy 33, delete the second sentence (“Further guidance.....Affordable Housing.”) and put instead:</p> <p>Further guidance on the delivery of these contributions will be contained in the revised supplementary guidance on affordable housing.</p> <p>4. In paragraph 2 of policy 33, delete the text “such contribution.....financial contribution.” and put instead:</p> <p>such contribution being generally no less than 25%. Negotiations will be subject to market and site conditions, and the final percentage contribution will reflect this, taking into account the financial viability of the proposal and other financial obligations.</p> <p>5. In paragraph 3 of policy 33, delete “a minimum” and put instead:</p> <p>generally no less than</p> <p>6. Delete paragraph 4 of policy 33 and put instead:</p> <p>This policy will also apply to all proposals for four or more houses on sites not allocated for housing.</p>	No changes to SEA required as the changes do not materially change the policy.

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	<p>7. Add at the end of paragraph 6 of policy 33:</p> <p>This part of the policy applies to dwellings granted planning permission on or after the date on which this local development plan is adopted. Details of how this part of the policy will be applied and enforced will be included in the supplementary guidance on affordable housing.</p>	
Policy 34 - Houses in Multiple Occupancy	<p>1. At the end of Policy 34 add a new paragraph:</p> <p>The preparation of the supplementary guidance will be guided by the following principles:</p> <ul style="list-style-type: none"> <li>• Ensure the provision of high quality Houses in Multiple Occupation across Highland;</li> <li>• Manage the provision and potential amenity impacts of Houses in Multiple Occupation; and</li> <li>• Promote a partnership approach to dealing with the wider issues related to Houses in Multiple Occupation.</li> </ul>	No changes to SEA required as the changes do not materially change the policy.
Policy 35 - Settlement Development Areas	<p>1. The end of paragraph 19.5.1 should be reworded as follows:</p> <p>When defining Settlement Development Areas we have taken account of a number of things, including but not limited to: ...</p> <p>2. The first and third paragraphs of the policy should be reworded, as follows:</p> <p>We will support proposals within Settlement Development Areas (as defined in the existing local plans and future area local development plans) if they meet the requirements of Policy 29: Sustainable Design and all other relevant policies of the plan.</p> <p>Developments which are judged to be significantly detrimental in terms of the above criteria will not be supported unless there are clear material considerations which would justify permission being granted.</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 36 - Housing in the Countryside (Hinterland areas)	<p>1. Amend paragraph 19.7.2 to read:</p> <p>The Council maintains a two tier approach towards identifying the potential for housing development proposals within the countryside. Within the hinterlands around towns (as defined on the Proposals Map) Policy 36 Housing in the Countryside (Hinterland Areas) will apply to proposals for housing development. The hinterland area around towns has been identified as where pressure for commuter based housing development is greatest. A more managed approach to housing development is required in the hinterland to prevent the suburbanisation of the countryside and the breaching of service network capacities. However, this approach does acknowledge that there is still potential for small scale housing development in the countryside based on existing groups, renovation and redevelopment opportunities and housing linked to rural businesses.</p> <p>2. Insert a new paragraph after 19.7.2 to read:</p> <p>In considering proposals, the various landscape character assessments produced through Scottish Natural</p>	No changes to SEA required as the changes do not materially change the policy.

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	<p>Heritage covering Highland broadly classify the types of landscape character present and provide advice on assessing proposals. Where particular housing groups are identified as being under pressure, Housing Group Capacity Studies will be produced on an as-required basis to assess the ability of these housing groups to accommodate additional development.</p> <p>3. Amend paragraph 19.7.3 (renumbered as 19.7.4) to read: Housing development proposals outwith the hinterlands around towns will be determined in accordance with Policy 37 – Wider Countryside. Development within all countryside areas will also have to accord with the Housing in the Countryside and Siting and Design: Supplementary Guidance.</p> <p>4. The 6<sup>th</sup> bullet point should be expanded to include the Council's explanation of its intentions regarding potentially developable brownfield sites (in its summary of responses, above).</p> <p>5. Replace the 7<sup>th</sup> bullet point by: The proposal meets the Council's criteria for acceptable expansion of a housing group or development within garden ground (as detailed in the relevant supplementary guidance).</p> <p>6. Add the following to the 8<sup>th</sup> bullet point: Single house proposals on crofts must comply with the criteria in the Housing in the Countryside and Siting and Design Supplementary Guidance and/or Policy 48: Safeguarding Inbye/Apportioned Croftland.</p> <p>7. The final sentence of the policy should include the full title of the guidance, namely: Housing in the Countryside and Siting and Design Supplementary Guidance.</p> <p>8. An additional paragraph should be added to the policy, as follows:  The Housing in the Countryside and Siting and Design: Supplementary Guidance will identify the main principles for housing proposals in all countryside areas. In particular, it will:</p> <ul style="list-style-type: none"> <li>• identify wider development factors to be considered</li> <li>• provide advice on the identification of development opportunities</li> <li>• define exceptions to the policy</li> <li>• provide advice in relation to location, siting and design</li> <li>• highlight environmental and landscape issues.</li> </ul> <p>9. A sentence should be added at the end of the policy:  Housing development proposals outwith the hinterlands around towns will be determined in accordance with Policy 37 – Development in the Wider Countryside.</p> <p>10. The Council's clarification of the term "countryside areas" should be included in the glossary, as follows:</p>	

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	<p>Countryside areas: all areas outwith defined Settlement Development Areas.</p> <p><b>N.B. Also see page no.248 para 12 of report re brownfield land</b></p>	
Policy 37 - Wider Countryside	<p>1. Paragraph 19.9.4 should be replaced by the following:</p> <p>Development proposals within the wider countryside will be assessed against Policy 37: Wider Countryside. Exceptions to this are: development proposals for housing within hinterlands around towns, to be determined in accordance with Policy 36: Housing in the Countryside (Hinterland Areas); and renewable energy development proposals, to be assessed against the renewable energy policies, the non-statutory Highland Renewable Energy Strategy, and where appropriate Onshore Wind Energy: Supplementary Guidance. All development proposals will be subject to the consideration of other relevant policy as appropriate.</p> <p>2. The title of the policy should be modified to:</p> <p>Development in the Wider Countryside.</p> <p>3. The first sentence of the policy should be modified to read (in part):</p> <p>Outwith Settlement Development Areas, development proposals will be assessed for the extent to which they: ...</p> <p>4. The first bullet point should be modified to:</p> <ul style="list-style-type: none"> <li>• are acceptable in terms of siting and design.</li> </ul> <p>5. A new bullet point should be added after the 3<sup>rd</sup> bullet, namely:</p> <ul style="list-style-type: none"> <li>• avoid incremental expansion of one particular development type within a landscape whose distinct character relies on an intrinsic mix/distribution of a range of characteristics.</li> </ul> <p>6. The following should be added towards the end of the policy:</p> <p>All proposals should still accord with the other general policies of the plan.</p> <p>7. A new paragraph should be added at the end of the policy:</p> <p>Development proposals for housing in the wider countryside will be determined against the relevant sections of the Housing in the Countryside and Siting and Design: Supplementary Guidance.</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 38 - Accommodation	<p>1. In paragraph 19.11.3, delete the second sentence ("These communities.....older community.") and put:</p>	No changes to SEA required as the changes do not materially change the policy.

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for an Ageing Population	<p>Development of supported communities should facilitate integration with the wider community. To this end, sites for such development should be within easy walking distance of local services.</p> <p>2. At the end of paragraph 19.11.4, add the following sentence:</p> <p>Proposals for new care home facilities should be of a scale that is appropriate to meet local needs.</p> <p>3. At the end of policy 38, add the following text:</p> <p>The main principles of the Accommodation for an Ageing Population: Supplementary Guidance will be to:</p> <ul style="list-style-type: none"> <li>• consider the current and future housing requirements for older people;</li> <li>• clarify the main issues in the delivery of appropriately located and designed housing;</li> <li>• seek the delivery of housing suitable to meet lifetime needs;</li> <li>• recognise the characteristics of housing for older people; and</li> <li>• identify the role and requirement for specialist accommodation.</li> </ul>	
Policy 39 - New Settlements	<p>1. In paragraph 19.13.2, before the last sentence insert:</p> <p>To support the types of services that should be provided as part of a new settlement, it is anticipated that any individual new settlement would include a residential component in the order of 500 to 1,000 dwellings.</p> <p>2. Delete the second bullet point of Policy 39 and put instead:</p> <p>“A diverse mix of dwellings in terms of tenure and size is proposed;”</p> <p>3. In the fifth bullet point in Policy 39, alter the parenthesis so that it reads:</p> <p>“(such as waste water infrastructure and waste infrastructure)”</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 40 - Gypsies Travellers	I recommend no modification.	No changes to SEA required.
Policy 41 - Retail Development	<p>1. Insert a new appendix section named “Settlement Hierarchy”, based on the draft set out below at the end of these recommendations.</p> <p>2. On the proposals map, change the settlement hierarchy classification of Nairn from “Local Centre” to “Sub-regional Centre”.</p> <p>3. Delete sub-section 1. i) in Paragraph 20.2.1.</p>	No changes to SEA required as the changes do not materially change the policy.

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	<p>4. Delete sub-section 1. ii) in Paragraph 20.2.1.</p> <p>5. Insert a new sub-paragraph 1. i) in paragraph 20.2.1 to read as follows:</p> <p>Proposals should aim to maintain or enhance the quality of existing centres, taking into account Policies 29 and 30. Within that policy framework new development should seek to consolidate traditional high streets, respecting visual impact and built form, and any settlement statement and <i>supplementary guidance</i> relating to that settlement.</p> <p>6. At the end of the policy, delete the sentence referring to <i>Scottish Planning Policy</i>.</p>	
Policy 42 - Business and Industrial Land	<p>Delete the last two sentences of Policy 42 and replace them with the following:</p> <p>Developers will have to demonstrate that their proposals cannot reasonably be accommodated on existing allocated industrial and business sites. Such proposals will also still need to be assessed against other parts of the development plan and should set out and follow principles which accord with the vision and spatial strategy of this Plan. Supplementary Guidance which follows this approach may be prepared where time allows and the complexity of the issue suggests it appropriate.</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 43 - Previously Used Land	<p>1. Deletion of the text under policy 43 and its replacement with the following:</p> <p>The Council will support development proposals that bring previously-used land back into beneficial use provided:</p> <p>a) site investigation and risk assessment are undertaken and demonstrate that the site is in, or is capable of being brought into, a condition suitable for the proposed development; and</p> <p>b) the proposed development accords with all other relevant policies of this plan.</p> <p>2. In the Glossary, delete the definition of previously-used land and replace it with the following:</p> <p>“Previously-developed land (brownfield land)</p> <p>Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings, and developed land in a settlement boundary where further intensification of use is considered acceptable.”</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 44 - Tourism	Recommend no modification to the plan.	No changes to SEA required.
Policy 45 - Tourist Accommodation	<p>Delete the first sentence of paragraph 3 in the policy and replace it with the following:</p> <p>Tourist accommodation within the open countryside will be supported where: it can be demonstrated that a</p>	No changes to SEA required as the changes do not materially change the policy.



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	demand exists for this type of accommodation; it can be achieved without adversely affecting the landscape character or the natural heritage of the area; and, it is consistent with the other guidance on siting and design set out in Policy 37: Wider Countryside.	
Policy 46 - Communications Infrastructure	Recommend no modification.	No changes to SEA required.
Policy 47 - Siting and Design of Communications Infrastructure	<p>In policy 47, deletion of the first bullet point and its replacement with:</p> <ul style="list-style-type: none"> <li>• equipment and any associated access are sited and designed sensitively to avoid adverse impacts on the environment, including landscape character and views;</li> </ul> <p>Footnote: The last sentence of the policy contains a typographical error – “affect” should read “effect.”</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 48 - Safeguarding Inbye-Apportioned Croftland	<p>1. The 4<sup>th</sup> bullet point of the policy should read:</p> <p>In terms of other policy considerations, such as accordance with settlement pattern or impact on a natural, built or cultural heritage feature, they can be considered acceptable.</p> <p>2. The second sentence and part of the third sentence of the policy should read:</p> <p>For housing proposals, these should be for single houses (with consideration given to the history of development on the croft and any division of the croft) and should accord with the Council's Housing in the Countryside and Siting and Design Supplementary Guidance. All proposals should where possible avoid ...</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 49 - New Extended Crofting Townships	<p>1. The first sentence of paragraph 20.17.1 should be rewritten as:</p> <p>The Council wishes to support the creation of new crofting townships and significant extensions to existing ones (with associated housing) where circumstances allow.</p> <p>2. A new paragraph should be added after the first paragraph of the policy (under the heading “Within the hinterlands of towns”):</p> <p>A planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, as amended, or a similar mechanism, will be used to tie new development to its associated land holding.</p> <p>3. The 1<sup>st</sup> bullet point should read:</p> <ul style="list-style-type: none"> <li>• compatibility with landscape character, including landform and landscape pattern, having regard to existing crofting settlements.</li> </ul> <p>4. The 2<sup>nd</sup> bullet point should read:</p> <ul style="list-style-type: none"> <li>• impact on natural, built and cultural heritage features, including the avoidance of negative impacts on</li> </ul>	No changes to SEA required as the changes do not materially change the policy.

Issue Number	Reporters recommendations	SEA Implications
	<p>designated sites.</p> <p>5. The 6<sup>th</sup> and 7<sup>th</sup> bullet points should be merged to read:</p> <ul style="list-style-type: none"> <li>• where a proposal is located within a sensitive area, such as a National Scenic Area, a planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, as amended, or a similar mechanism, may be used to tie the new development to its associated land holding.</li> </ul> <p>6. The 10<sup>th</sup> bullet point should read:</p> <ul style="list-style-type: none"> <li>• where deforestation of an area is required, or the proposal involves the large scale restructuring of agricultural land or use of uncultivated/semi-natural areas for intensive purposes, then an Environmental Impact Assessment may be required.</li> </ul> <p>7. The 11<sup>th</sup> bullet point should read:</p> <ul style="list-style-type: none"> <li>• a masterplan for the entire development area, focussing on issues such as the preferred density, siting, design and layout of buildings (with reference to the Council's Housing in the Countryside and Siting and Design Supplementary Guidance) and associated infrastructure and services.</li> </ul>	
Policy 50 - Coastal Development	<p>1. The second sentence of the policy should be amended to read:</p> <p>Proposals should not have an unacceptable impact on the natural, built or cultural heritage and amenity value of the area.</p> <p>2. In the second paragraph, the first sentence of the policy should start:</p> <p>The Council will promote the landward site of the road for development where proposals on the coastal side would otherwise interrupt scenic views over open water ...</p> <p>3. In the second paragraph, the third sentence should start:</p> <p>The site should not be at risk from coastal erosion or flooding, ...</p> <p>4. In the second paragraph, after the third sentence, the following should be added:</p> <p>In relation to medium or high flood risk areas: water-based uses and sub-sea cables may be acceptable; and essential infrastructure, which cannot be located elsewhere, may be acceptable, both subject to mitigation, as appropriate.</p> <p>5. The last sentence of the policy should be deleted, and the following text added:</p> <p>Proposals will be assessed against the requirements of the Highland Coastal Development Strategy:</p>	No changes to SEA required as the changes do not materially change the policy.

Issue Number	Reporters recommendations	SEA Implications
	<p>Supplementary Guidance. The principal aims of the strategy are to:</p> <ul style="list-style-type: none"> <li>• guide the sustainable development and use of Highland's coastal zone whilst safeguarding its natural and cultural heritage assets</li> <li>• provide a strategic planning framework for the coast and nearshore area of Highland which takes account of national policy guidance and the need for more detailed plan coverage in appropriate areas</li> <li>• complement the statutory terrestrial elements of the Highland-wide Local Development Plan, Scottish Planning Policy and the implementation of the Marine (Scotland) Act 2010. This recognises that the use of nearshore waters (particularly the more sheltered water) is relevant and often closely related to the use of the land adjacent</li> <li>• provide strategic vision and guidance for development on and around the Highland coast, i.e. development in the planning sense</li> <li>• provide a classification of the Highland coast relevant to development in the nearshore area.</li> </ul>	
Policy 51 - Aquaculture	<ol style="list-style-type: none"> <li>1. The words "and almost all finfish farm applications" should be deleted from paragraph 20.19.2.</li> <li>2. The following should be added to the introductory text:  As appropriate, the Council intends to adopt as supplementary guidance its second series of aquaculture framework plans, also any further aquaculture framework plans which it produces.</li> <li>3. In the introductory text, the extent of other regimes controlling aquaculture development should be made clear, as should the extent to which the Council will rely on the assessment of other regulatory bodies.</li> <li>4. In consultation with relevant bodies, the Council should review whether any criteria in the policy overlap entirely with those used in other regulatory regimes. In such cases, those criteria should be removed.</li> <li>5. In the first series of bullet points in the policy, the following bullet point should be added: <ul style="list-style-type: none"> <li>• habitats and species, including designated sites and protected species.</li> </ul> </li> <li>6. In the 5<sup>th</sup> bullet point of the policy, or in the supporting text or the glossary, the expression "biological carrying capacity" should be explained.</li> <li>7. The 9<sup>th</sup> bullet point should read: <ul style="list-style-type: none"> <li>• existing and consented aquaculture sites.</li> </ul> </li> <li>8. After the 10<sup>th</sup> bullet point should be added: <ul style="list-style-type: none"> <li>• navigation (including recreational).</li> </ul> </li> </ol>	No changes to SEA required as the changes do not materially change the policy.

Issue Number	Reporters recommendations	SEA Implications
	<p>9. The 11<sup>th</sup> bullet point should include "predator interaction".</p> <p>10. The 12<sup>th</sup> bullet point should read, in part:</p> <ul style="list-style-type: none"> <li>• good design of cages, lines and associated facilities (please refer to ...).</li> </ul> <p>11. The following should be added to the text of the policy:</p> <p>The core principles of the Highland Council's aquaculture framework plans and coastal development plans are similar. However, coastal development plans cover all sectors and are relevant to proposals for all types of installations in coastal waters. The aquaculture framework plans will:</p> <ul style="list-style-type: none"> <li>• guide the location and scale of aquaculture development</li> <li>• ensure that development is environmentally sustainable</li> <li>• identify both opportunities and constraints so that developers have a realistic idea of the development potential and other interests which should be taken into account</li> <li>• provide an overview for the use of the coastal waters and promote a balanced approach which can safeguard the area's core natural assets and sustain or enhance its productivity over the longer term</li> <li>• aim to guide investment, help in the evaluation of development proposals, and help to minimise conflicts of interest.</li> </ul>	
Policy 52 - Trees and Development	<p>1. The first two sentences of paragraph 20.23.1 should be modified to read:</p> <p>Trees and woodlands are a resource of multiple benefits with substantial contributions to landscape character and distinctiveness, biodiversity, the climate change agenda, and opportunities for recreation, economic development, and community spin offs. They play a vital role in integrating any new development into the surrounding area.</p> <p>2. The following should be added to the policy:</p> <p>The Council's Trees, Woodland and Development Supplementary Guidance will be adopted as statutory supplementary guidance. The guidance will identify the main principles for the protection and management of trees and woodland in relation to new development. It will:</p> <ul style="list-style-type: none"> <li>• identify key relevant legislation and regulation</li> <li>• establish the key factors for assessment of development sites in relation to the presence of trees</li> <li>• give guidance on preparation of tree protection, management, planting and landscape plans</li> <li>• for developments involving a significant element of woodland, give advice on the need for a woodland management plan</li> <li>• provide advice for development within existing woodland on the potential for woodland removal and need for compensatory planting</li> <li>• generally support well planned developments which are designed to create and coexist with significant areas of new woodland.</li> </ul>	No changes to SEA required as the changes do not materially change the policy.

Issue Number	Reporters recommendations	SEA Implications
	<p>3. In appendix 6, the title of the supplementary guidance should be modified to "Trees, Woodland and Development."</p>	
<p>Policy 53 - Principle of Development in Woodland</p>	<p>1. A hyperlink should be added to the Scottish Government's policy on Control of Woodland Removal.</p> <p>2. The first sentence of the policy should be reworded to read: The applicant is expected to demonstrate the need to develop a wooded site and to show that the site has capacity to accommodate the development. The Council will maintain a strong presumption in favour of protecting woodland resources. Development proposals will only be supported where they offer clear and significant public benefit.</p> <p>3. The following should be added to the policy: All proposals affecting woodland will be assessed against conformity with the Scottish Government's Policy on Control of Woodland Removal.</p> <p>4. The following should be added to the policy.</p> <p>The current Highland Forest and Woodland Strategy will be considered as a material consideration. It is the intention that future reviews of the strategy will be adopted as supplementary guidance.</p> <p>The Highland Forest and Woodland Strategy reflects the strategic directions of the Scottish Forest Strategy developing its priorities for action at the regional level and through its key principles seeks to:</p> <ul style="list-style-type: none"> <li>• ensure sustainability</li> <li>• increase the community benefit from forestry and woodlands</li> <li>• identify opportunities for forest and woodland expansion compatible with other interests</li> <li>• improve existing forests and woodland to enhance forestry's contribution to the economy and environment of Highland</li> <li>• work with partners to address economic and infrastructure issues</li> <li>• retain and enhance the level of funding for forestry in Highland.</li> </ul>	<p>No changes to SEA required as the changes do not materially change the policy.</p>
<p>Policy 54 - Minerals</p>	<p>1. As a consequence of the modification of paragraph 2 of policy 54 which is recommended below, add the following sentence to the end of paragraph 20.27.1:</p> <p>With particular reference to construction aggregates, the Council will seek to ensure that the landbank of approved reserves in each market area is sufficient at all times to meet needs that are expected to arise in the following ten-year period.</p> <p>2. After the above sentence, add two further new sentences to paragraph 20.27.1, as follows:</p>	<p>No changes to SEA required as the changes do not materially change the policy.</p>

Issue Number	Reporters recommendations	SEA Implications
	<p>The Council will conduct an audit of mineral supply. If shown to be necessary by the result of the audit, the Council will, in the area local development plans, seek to identify areas of search and areas to be safeguarded.</p> <p>3. In paragraph 20.27.2, the second sentence should be deleted and replaced with:</p> <p>Spatial mapping of peatland is available. However, it does not provide comprehensive information on the quality of the peatland.</p> <p>4. In policy 54, the second paragraph should be deleted and replaced with:</p> <p>Before a new site for minerals development will be given permission, it must be shown that other existing reserves have been exhausted or are no longer viable or, for construction aggregates, amount to less than a ten-year supply of permitted reserves.</p> <p>5. In policy 54, the fifth sentence in the last paragraph should read as follows:</p> <p>The Council will expect all minerals developments to avoid or to mitigate adequately any impact on the amenity of local communities, the natural heritage, the historic environment and infrastructure capacities.</p>	
Policy 56 - Peat and Soils	<p>1. Insert additional sentences at the end of paragraph 20.27.3:</p> <p>Developers of wind farms often consider using sites where peat and sensitive soils are present. In connection with this, it may be helpful to refer to <i>Good Practice During Wind Farm Construction</i> (Version 1, October 2010), published by Scottish Renewables, Scottish Natural Heritage, Scottish Environment Protection Agency and Forestry Commission Scotland.</p> <p>2. Insert a new paragraph between the first and second paragraphs of policy 56:</p> <p>Unacceptable disturbance of peat will not be permitted unless it is shown that the adverse effects of such disturbance are clearly outweighed by social, environmental or economic benefits arising from the development proposal.</p> <p>3. Insert a new sentence at the end of the final paragraph of the policy:</p> <p>Proposals must also demonstrate that extraction would not have an unacceptably adverse effect on:</p> <p>any nearby areas of peatland value; and</p> <p>any associated wetlands and water-dependent habitats and species.</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 57 - Travel	<p>1. In paragraph 20.31.3, delete the existing text and replace with:</p>	No changes to SEA required as the changes do not materially change the policy.

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	<p>Regard will be had to the <i>Regional Transport Strategy</i>, national transport policies and priorities, the <i>Local Transport Strategy</i> and any relevant guidelines produced by the Council in implementing the Plan.</p> <p>2. In Policy 57, after the first bullet point, insert a new bullet point:</p> <ul style="list-style-type: none"> <li>• in particular, the Council will seek to ensure that opportunities for encouraging walking and cycling are maximised;</li> </ul> <p>3. In Policy 57:</p> <p>at the end of the third bullet point insert 'and';</p> <p>at the end of the fourth bullet point delete the semi-colon and put a full stop;</p> <p>delete the fifth bullet point; and</p> <p>after the fourth bullet point insert the following new paragraph:</p> <p style="padding-left: 40px;">When development proposals are under consideration, the Council's <i>Local Development Strategy</i> will be treated as a material consideration.</p> <p>4. In Policy 57, after the new paragraph recommended in (3) above, insert a further new paragraph:</p> <p>The Council will seek to ensure that locations with potential for introducing bus priority measures are protected from development.</p> <p>5. In Policy 57, after the paragraph that begins "The Council will seek the implementation.....", insert a new paragraph:</p> <p>Development proposals that are likely to affect the operation of any level crossing will be considered in accordance with the relevant part of the supplementary guidance associated with Policy 31: <i>Physical Constraints</i>.</p> <p>6. Delete the last two sentences of Policy 57 ("In assessing.....to this Plan.") and replace with:</p> <p>In assessing development proposals, the Council will also have regard to any implications arising from the relevant Core Paths Plan and will apply the terms of Policy 78: <i>Public Access</i>.</p>	
Policy 58 - Natural, Built and Cultural Heritage	<p>1. Delete the first part of the opening sentence of the policy and replace it with:</p> <p>All development proposals will be assessed taking into account the level of importance and type of heritage features, the form and scale of the development, and any impact on the feature and its</p>	No changes to SEA required as the changes do not materially change the policy.

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	<p>setting .....</p> <p>2. Delete the words “we believe...” in the paragraph numbered 1 in the policy and replace them with “it can be satisfactorily demonstrated...”.</p> <p>3. Insert the words “natural environment,” in paragraphs 1 and 2 of the policy before “...amenity and heritage resource”.</p> <p>4. Delete the reference to: Natura 2000 sites (SPAs and SACs) and Ramsar sites in the first line of paragraph 3 of the policy.</p> <p>5. Insert the following additional text in a new paragraph at the end of Policy58: The Council intends to adopt the Supplementary Guidance on Wild Areas in due course. The main principles of this guidance will be:</p> <ul style="list-style-type: none"> <li>• to provide mapping of wild areas;</li> <li>• to give advice on how best to accommodate change within wild areas whilst safeguarding their qualities;</li> <li>• to give advice on what an unacceptable impact is; and</li> <li>• to give guidance on how wild areas could be adversely affected by development close to but not within the wild area itself.</li> </ul> <p>6. Insert the following additional text in a new paragraph at the end of Policy 58 after the additional paragraph included in recommendation 5 above:</p> <p>In due course the Council also intends to adopt the Supplementary Guidance on the Highland Historic Environment Strategy. The main principles of this guidance will ensure that:</p> <ul style="list-style-type: none"> <li>• Future developments take account of the historic environment and that they are of a design and quality to enhance the historic environment bringing both economic and social benefits.</li> <li>• It sets a proactive, consistent approach to the protection of the historic environment.</li> </ul> <p>7. Delete the reference in the bullet point within paragraph 21.1.2 to Geological Conservation Review Sites and Regionally Important Geological Sites and replace with a reference to: “un-notified Geological Conservation Review Sites and Local Geodiversity Sites”.</p> <p>8. Delete the reference in the list in paragraph 21.1.3 to ‘Battlefields’ and replace it with ‘Historic Battlefields’.</p> <p>9. Insert in the supporting text to Policy 58 the following:</p> <p>Up to date information on the location of SAC, SPA, SSSI and NSA can be found on SNH's</p>	



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	<p>website <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-anddevelopers/protected-areas/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-anddevelopers/protected-areas/</a></p> <p>10. Delete the reference on the Proposals Map to Policy 59 and replace it with a reference to Policy 58.</p> <p>11. Delete the boundary of the Drynachan, Lochindorb and Dava Moor SLA as shown on the Proposal Plan and replace it with a revised boundary as shown in the adopted Inverness Area Local Plan.</p>	
Policy 59 - Protected Species	<p>1. Delete the second paragraph of the supporting text (21.3.2) and replaced it with the following:</p> <p>The Supplementary Guidance 'Highland's Statutorily Protected Species' provides advice on establishing which biodiversity issues may be found on a particular site and how to address these issues. A Biodiversity Checklist for Protected Species on Development Sites is appended to the guidance and any issues that the checklist highlights, directly pertaining to protected species, should be addressed prior to submission of a planning application. The guidance, including the checklist, will be incorporated into the assessment and determination of planning applications where this is appropriate. General biodiversity advice relating to development will be contained within a Sustainable Design Supplementary Guidance. In addition, the online Biodiversity Toolkit should be consulted. The Council may in due course also prepare further technical Supplementary Guidance in respect of Other Important Species and Other Important Habitats.</p> <p>2. The existing reference in the policy to a web link to the information on "Birds of Conservation Concern on the Red and Amber Lists" should be deleted and replaced with a reference to the web link set out below: "<a href="http://www.bto.org/sites/default/files/u37/downloads/recording/bocc3.pdf">http://www.bto.org/sites/default/files/u37/downloads/recording/bocc3.pdf</a>"</p> <p>3. Delete the reference to the Protection of Badgers Act 1992 in the final sentence of the policy and replace it with a reference to the Protection of Badgers Act 1992 (as amended by the Nature Conservation (Scotland) Act 2004.</p> <p>4. Delete the phrase in first sentence of the policy which states: "Where there is good reason to believe that a protected species <u>is</u> present on site..." and replace it with the following</p> <p>Where there is good reason to believe that a protected species may be present on site...</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 60 - Other Important Species	<p>Delete the first sentence of Policy 60 beginning "Development proposals should avoid ..." and replace it with:</p> <p>The Council will have regard to the presence of and any adverse effects of development proposals, either individually and/or cumulatively, on the Other Important Species which are included in the lists below, if these are not already protected by other legislation or by nature conservation site designations.</p>	No changes to SEA required as the changes do not materially change the policy.

Issue Number	Reporters recommendations	SEA Implications
Policy 61- Other Important Habitats	<p>Delete the policy and replaced it with the following:</p> <p><b>Policy 61 Other Important Habitats and Article 10 Features</b></p> <p>The Council will seek to safeguard the integrity of features of the landscape which are of major importance because of their linear and continuous structure or combination as habitat “stepping stones” for the movement of wild fauna and flora. (Article 10 Features). The Council will also seek to create new habitats which are supportive of this concept.</p> <p>The Council will have regard to the value of the following Other Important Habitats, where not protected by nature conservation site designations (such as natural water courses), in the assessment of any development proposals which may affect them either individually and/or cumulatively:</p> <ul style="list-style-type: none"> <li>• Habitats listed in Annex I of the EC Habitats Directive</li> <li>• Habitats of priority and protected bird species (see Glossary)</li> <li>• Priority habitats listed in the UK and Local Biodiversity Action Plans</li> <li>• Habitats included on the Scottish Biodiversity List</li> </ul> <p>The Council will use conditions and agreements to ensure that significant harm to the ecological function and integrity of Article 10 Features and Other Important Habitats is avoided. Where it is judged that the reasons in favour of a development clearly outweigh the desirability of retaining those important habitats, the Council will seek to put in place satisfactory mitigation measures, including where appropriate consideration of compensatory habitat creation.</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 62 - Landscape	<p>1. Delete Policy 62 and replace it with the following:</p> <p><b>Policy 62 Landscape</b></p> <p>New developments should be designed to reflect the landscape characteristics and special qualities identified in the Landscape Character Assessment of the area in which they are proposed. This will include consideration of the appropriate scale, form, pattern and construction materials, as well as the potential cumulative effect of developments where this may be an issue. The Council would wish to encourage those undertaking development to include measures to enhance the landscape characteristics of the area. This will apply particularly where the condition of the landscape characteristics has deteriorated to such an extent that there has been a loss of landscape quality or distinctive sense of place. In the assessment of new developments, the Council will take account of Landscape Character Assessments, Landscape Capacity Studies and its supplementary guidance on Siting and Design and Sustainable Design, together with any other relevant design guidance.</p> <p>2. Insert a note under the policy stating the following:  <u>Note:</u> The principles and justification underpinning the Council’s approach to sustainable developments are contained in the supplementary guidance: “Sustainable Design”. The key</p>	No changes to SEA required as the changes do not materially change the policy.

Issue Number	Reporters recommendations	SEA Implications
	<p>principles underlying this guidance are set out in Policy 29: Sustainable Design.</p> <p>3. The plan should be modified by deleting the reference in Appendix 6.3 to the guidance “Designing for Sustainability” and replacing it with a reference to the “Sustainable Design” supplementary guidance.</p> <p>4. The definitions set out below should be added to the Glossary and the text of the policy modified to denote that both terms are now defined in the Glossary.</p> <p><b>Landscape Character Assessments:</b> Describe the landscape character types and provide some tailored guidance on how to accommodate development within the specific character types present.</p> <p><b>Landscape Capacity Studies:</b> Consider the extent to which a particular landscape type is able to accept a particular kind of change (such as mining, forestry, windfarms) without significant effects on its character.</p>	
Policy 63 - Geodiversity	<p>1. Delete the last sentence of the policy and replace it with the following: The Council will also support improvement of accessibility and interpretation as an educational or geo-tourism resource, where it is possible to integrate sympathetically development, geodiversity and other existing interests.”</p> <p>2. The last sentence of paragraph 21.9.1 should be deleted and replaced with the following: However, geodiversity interests in the wider landscape, outwith designated sites, are also important and represent an integral component of the scenery and the natural and built heritage of the Highlands.</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 64 - Water Environment	<p>1. Add a sentence at the end of paragraph 21.11.1 which states:  In this context, the water environment includes rivers and burns, lochs, canals, coastal and transitional waters (e.g. estuaries), wetlands and groundwater.</p> <p>2. Add a further new sentence at the end of paragraph 21.11.1, after the additional sentence set out in Recommendation 1 above , which states:  In undertaking assessments of proposals which could affect the water environment, consideration should be given to the potential cumulative impacts of such developments.</p> <p>3. The supporting text at paragraph 21.11.2 should be deleted and replaced with the following:  21.11.2 In order to meet the requirements of the Water Framework Directive (200/60/EC), planning authorities are designated “responsible authorities” by the Water Environment and Water Services (Designation of Responsible Authorities and Functions) Order 2006. Responsible authorities must carry out their statutory functions in a manner that secures compliance with the objectives of the Directive (i) preventing deterioration; and, (ii) promoting improvements in the</p>	No changes to SEA required as the changes do not materially change the policy.

Issue Number	Reporters recommendations	SEA Implications
	<p>water environment; in order that all water bodies achieve “good” ecological status by 2015.</p> <p>4. The link to SEPA’s website in paragraph 21.11.3 of the supporting text should be modified to ensure that users of the plan have access to the latest information available on area management plans, the GIS interactive maps and guidance on river basin planning.</p>	
Policy 65 - Flood Risk	<p>1. The last sentence of Policy 65 should be deleted and replacing with the following:</p> <p style="padding-left: 40px;">Where flood management measures are required, natural methods such as restoration of floodplains, wetlands and water bodies should be incorporated, or adequate justification should be provided as to why they are impracticable.</p> <p>2. To update the position regarding the preparation of technical guidance, paragraph 21.14.3 should be deleted and replaced with the following:</p> <p style="padding-left: 40px;">The Council intends to produce further Supplementary Guidance in the form of technical standards and checklists for the production of flood risk assessments and drainage impact assessments to ensure the implementation of the principles of the policy below and Policy 67 Surface Water Drainage.</p> <p>3. In Appendix 6.3 on page 154, the reference to the proposed supplementary guidance entitled “Planning for Managing Floods” should be deleted and replaced with “Flood Risk and Drainage Impact Assessments”.</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 66 - Waste Water Treatment	Recommend no modification.	No changes to SEA required
Policy 67 - Surface Water Drainage	<p>Add the following paragraph to Policy 67:</p> <p style="padding-left: 40px;">Each drainage scheme design must be accompanied by particulars of proposals for ensuring long-term maintenance of the scheme.</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 68 - Renewable Energy Developments	<p>1. At the end of paragraph 22.1.3, the following should be added:</p> <p style="padding-left: 40px;">Parts of the non-statutory Highland Renewable Energy Strategy and Planning Guidelines 2006 document relating to onshore wind energy are not compliant with national policy (notably those relating to a sequential approach). They will be superseded by the forthcoming Onshore Wind Energy Supplementary Guidance, which will have statutory status.</p> <p>2. Paragraph 22.1.7 should be deleted and replaced by the following:</p> <p style="padding-left: 40px;">The Council will expect developments to benefit the local community and contribute to the wellbeing of the Highlands, whilst recognising wider national interests. The Council will seek to enter into agreements with developers as appropriate on behalf of local communities for environmental and socio-economic purposes. “Community benefit” arrangements which do not meet the tests set out in Circular 1/2010: Planning Agreements will not be taken into account in the development management process. However, anticipated socio-economic impacts that are</p>	No changes to SEA required as the changes do not materially change the policy.

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	<p>related to the nature and scale of the renewable energy development itself will be a material consideration in the assessment or determination of the application. This information may be presented in any Environmental Statement prepared in respect of the development.</p> <p>3. The following additional paragraph should be inserted before paragraph 22.1.7: The relative significance of any particular consideration listed in Policy 68 in the decision-making process may vary with and depend upon the type and scale of scheme proposed, and the appropriate weight to be applied will be determined having regard to the circumstances of the particular proposal and with reference to the development plan as a whole and any material considerations.</p> <p>4. The second sentence of the policy should read (in part): The Council ... will assess proposals against other policies of the development plan, the Highland Renewable Energy Strategy and Planning Guidelines and have regard to any other material considerations, including proposals able to demonstrate significant benefits including by making effective use of existing and proposed infrastructure or facilities.</p> <p>5. The second paragraph of the policy should read (in part): Subject to balancing with these considerations and taking into account any mitigation measures to be included, the Council will support proposals where it is satisfied that they are located, sited and designed such that they will not be significantly detrimental overall, either individually or cumulatively with other developments (see Glossary), having regard in particular to any significant effects on the following ...</p> <p>6. The 5<sup>th</sup> bullet point, referring to “public health and safety”, should be deleted.</p> <p>7. The 6<sup>th</sup> bullet point should read (in part):</p> <ul style="list-style-type: none"> <li>• visual impact and impact on the landscape character of the surrounding area (the design ...)</li> </ul> <p>8. The 7<sup>th</sup> bullet point should read:</p> <ul style="list-style-type: none"> <li>• amenity at sensitive locations, including residential properties, work places and recognised visitor sites (in or outwith a settlement boundary)</li> </ul> <p>9. The 13<sup>th</sup> bullet point should read:</p> <ul style="list-style-type: none"> <li>• tourism and recreation interests.</li> </ul> <p>10. The final paragraph of the policy should be modified to read: In all cases, if consent is granted, the Council will approve appropriate conditions (along with a legal agreement/obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, as amended, where necessary), relating to the removal of the development and associated equipment and to the restoration of the site, whenever the consent expires, other than in</p>	

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	<p>circumstances where fresh consent has been secured to extend the life of the project, or the project ceases to operate for a specific period.</p> <p>11. To improve clarity, and for consistency with other policies, the following text setting out the main principles of the proposed guidance should be added to the text of the policy:  The Onshore Wind Energy Supplementary Guidance will replace parts of the Highland Renewable Energy Strategy. It will identify: areas to be afforded protection from windfarms; other areas with constraints; and broad areas of search for windfarms. It will set out criteria for the consideration of proposals. It will ensure that developers are aware of the key constraints to such development and encourage them to take those constraints into account at the outset of the preparation of proposals. It will seek to steer proposals, especially those for larger windfarms, away from the most constrained areas and ideally towards the least constrained areas and areas of particular opportunity. It will also set out criteria which will apply to the consideration of proposals irrespective of size and where they are located, enabling proposals to be considered on their merits. It will seek submission as part of the planning application of key information required for the assessment of proposals and provide certainty for all concerned about how applications will be considered by the Council.  The Council may wish to adjust the supporting text accordingly.</p> <p>12. A brief reference to the SEPA Thermal Treatment of Waste Guidelines 2009 should be included in the supporting text.</p>	
Policy 69 - Community Renewable Energy Developments	<p>1. Supporting text, along the lines of that found at paragraphs 1 and 2 above, should be added to clarify matters of “amenity” and “community” as used in the policy.</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 70 - Electricity Transmission Infrastructure	<p>1. The supporting text of the plan should indicate which grid reinforcements are National Developments, as identified in National Planning Framework 2, and explain what that means in terms of policy and process.</p> <p>2. In the supporting text, a reference should be added to the need for additional transmission and distribution infrastructure to be developed in the Highlands.</p> <p>3. The policy should be amended to read:</p> <p>Proposals for overground, underground or sub-sea electricity transmission infrastructure (including lines and cables, pylons/ poles and vaults, transformers, switches and other plant) will be considered having regard to their level of strategic significance in transmitting electricity from areas of generation to areas of consumption. Subject to balancing with this consideration, and taking into account any proposed mitigation measures, the Council will support proposals which are assessed as not having an unacceptable significant impact on the environment, including natural, built and cultural heritage features. In locations that are sensitive, mitigation may help to address concerns and should be considered as part of the preparation of proposals. This may include, where appropriate, underground or sub-sea alternatives to overground route</p>	No changes to SEA required as the changes do not materially change the policy.

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	<p>proposals. Where new infrastructure provision will result in existing infrastructure becoming redundant, the Council will seek the removal of the redundant infrastructure as a requirement of the development.</p>	
<p>Policy 71 - Waste Management Facilities</p>	<ol style="list-style-type: none"> <li>1. In paragraph 22.5.2, delete "Waste Management in New Developments" and replace with "Managing Waste in New Developments."</li> <li>2. In policy 71, at the end of the first bullet point (after "Inverness"), put:  (see also Policy 5)</li> <li>3. In policy 71, at the end of the first paragraph (after the words ".....Class 6 Storage or Distribution") put:  provided they meet the criteria in the next paragraph.</li> <li>4. In policy 71, in the paragraph beginning "All proposals....." and in the second bullet point of this paragraph: <ol style="list-style-type: none"> <li>(a) delete "Highland Area Waste Plan,";</li> <li>(b) after "the Zero Waste Plan", insert "(including the National Need and Capacity information)"; and</li> <li>(c) after <i>Scottish Planning Policy</i>, insert ", Planning Advice Note 63: <i>Waste Management Planning</i>".</li> </ol> </li> <li>5. In policy 71, after the bullet point "minimisation of transport of waste from its source", insert: <ul style="list-style-type: none"> <li>• suitability of the local road network and of the site access to accommodate the nature and volume of traffic likely to be generated by the proposed development;</li> </ul> </li> <li>6. In policy 71, at the end of the second paragraph (after the words "not been pursued") add a new paragraph:  To help meet recycling targets outlined by the Scottish Government, all new developments involving the creation of additional residential, commercial, retail or industrial units will be expected to comply with the requirements for waste management (such as provision of bins and recycling points) set out in the Council's supplementary guidance: <i>Managing Waste in New Developments</i>.</li> </ol> <p>Footnote: As mentioned in representation 229, the Glen Nevis Business Park has not been given its correct title in policy 71, in map 19 and in the text below map 19.</p>	<p>No changes to SEA required as the changes do not materially change the policy.</p>
<p>Policy 72 - Safeguarding of waste management sites</p>	<ol style="list-style-type: none"> <li>1. In the first sentence of policy 72, delete "(identified on Figure 8)".</li> <li>2. After the first sentence of policy 72, insert a new sentence:  Existing waste management sites and proposed strategic waste management sites are shown on Figure 9.</li> </ol>	<p>No changes to SEA required as the changes do not materially change the policy.</p>

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	<p>3. In policy 72, delete the last two sentences (“Development proposals on or adjacent.....will not be favoured.”) and in their place put the following three new paragraphs:</p> <p>Development that is proposed adjacent to or in the vicinity of an existing waste management facility and that would be likely to adversely affect the present or future operation of the facility will not be favoured.</p> <p>Development that is proposed on, adjacent to, or in the vicinity of a site that is identified for provision of a new waste management facility and that would be likely to make the site unavailable or unsuitable for the provision of the new facility will not be favoured.</p> <p>In assessing development of the kinds described in the preceding two paragraphs, the Council will take into account <i>Scottish Planning Policy</i>, <i>Scotland’s Zero Waste Plan</i> (in particular Annex B), Planning Advice Note 63: <i>Waste Management Planning</i> and, where relevant, the Council’s Municipal Waste Strategy.</p> <p>4. On figure 9:</p> <p>(a) change the title to “Existing and Proposed Waste Management Sites”;</p> <p>(b) in the legend, delete “Site of existing waste facilities” and put instead “Existing waste management site”;</p> <p>and</p> <p>(c) in the legend, delete “Site of proposed waste facilities” and put instead “Proposed strategic waste management site”.</p> <p>5. On Figure 9, identify every site by name (as is already the case for the four strategic waste management sites) or by number (if each site has a numerical reference which will be meaningful to plan users).</p>	
Policy 73 - Pollution	<p>Delete the first paragraph of Policy 73, as set out in paragraph 22.15.1, and it replace with the following:</p> <p>Proposals that may result in significant pollution such as noise (including aircraft noise), air, water and light will only be approved where a detailed assessment report on the levels, character and transmission and receiving environment of the potential pollution is provided by the applicant to show how the pollution can be appropriately avoided and if necessary mitigated.</p>	No changes to SEA required as the changes do not materially change the policy.
Policy 74 - Air Quality	Recommend no modification.	No changes to SEA required.
Policy 75 - Green Networks	TO BE ADDED	No changes to SEA required as the changes do not materially change the policy.
Policy 76 - Open Space	<p>Delete Policy 76 and replace it with the following:</p> <p><b>Policy 76 Open Space</b></p> <p>The Council's long term aim for open space provision is for:</p>	No changes to SEA required as the changes do not materially change the policy.



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	<ul style="list-style-type: none"> <li>• the creation of sustainable networks of open space of high quality;</li> <li>• areas of local open space that are accessible by foot and linked to a wider network;</li> <li>• fit for purpose greenspaces and sports facilities that support and enhance biodiversity; and</li> <li>• open spaces that improve the quality of life of residents and visitors.</li> </ul> <p>To achieve these aims any new residential development of 4 or more dwellings will be required to provide publicly accessible open space in line with the quantity, quality and accessibility requirements set out in the <u>Open Space in New Residential Development: Supplementary Guidance</u>.</p> <p>Existing areas of high quality, accessible and fit for purpose open space will be safeguarded from inappropriate development and enhancement will be sought, where appropriate. All sites identified in the <u>Highland Council's Audit of Greenspace</u> will be safeguarded unless:</p> <ul style="list-style-type: none"> <li>• it can be suitably demonstrated that the open space is not fit for purpose;</li> <li>• substitute provision will be provided meeting the needs of the local area; or</li> <li>• development of the open space would significantly contribute to the spatial strategy for the area.</li> </ul>	
Policy 77 - Playing Fields and Sports Pitches	Provided the additional paragraph 3.8.4 is included in the plan in response to the conclusions of the Habitats Regulations Appraisal, there is no requirement to make any modification to this policy. (See Issue 82)	No changes to SEA required as the changes do not materially change the policy.
Policy 78 - Public Access	<p>1. Delete the second bullet point in Policy 78 and replace it with the following:</p> <ul style="list-style-type: none"> <li>• ensure alternative access provision that is no less attractive, is safe and convenient for public use, and does not damage or disturb species or habitats</li> </ul>	No changes to SEA required as the changes do not materially change the policy.
Policy 79 - Long Distance Routes	Recommend no modification.	No changes to SEA required
Issue 80 - Miscellaneous	<p>1. In Appendix 6.3 add the following:</p> <p>This appendix is accurate as at the date of the adoption of the plan. Details on the progress of preparing and publishing individual guidance will change over time. Up to date information is available on the Council's web-site.</p> <p>Note: the Council may wish to amend this to suit the specific circumstances of the details and availability of electronic information.</p>	N/A
Issue 81 - Highland Wide Vision	<p>1. Delete the second sentence of paragraph 4.1, and replace with:</p> <p>We will have created sustainable communities, balancing population growth, economic development and the safeguarding of the environment across the area, and have built a fairer and healthier Highlands.</p>	No changes to SEA required as the changes do not materially change the vision.

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	<p>2. In the first bullet point of paragraph 4.2.3, in the list of key sectors that will be encouraged for economic development and employment creation add:</p> <p>“renewable energy”.</p> <p>3. In the sixth bullet point of paragraph 4.2.3, in the list of developments for which key resources will be protected where appropriate add:</p> <p>“aquaculture”.</p>	
Issue 82 - Caithness and Sutherland Vision	<p>1. The Figure 1 map should be headed “Vision and Spatial Strategy”, and new paragraphs 3.8.3 and 3.8.4 added as follows:</p> <p>3.8.3 The following sections outline the Highland Council’s Vision for the Highland area as a whole and for the three areas which will be the subject of future Local Development Plans. These Visions are not policies <i>per se</i>; rather they are an expression of what the Highland area could be like in 2030. Where reference has been made to individual projects, these are either dealt with in more detail within the body of this plan, or will be considered within the forthcoming Local Development Plan for the relevant area. In all cases, these projects will be subject to the necessary assessments, including Habitats Regulations Appraisals where appropriate.</p> <p>3.8.4 Planning applications will be assessed against all the policies and legislation relevant to the particular proposal and location. Conformity with a single policy or element of the Vision and Spatial Strategy does not necessarily indicate that a proposed development would be acceptable.</p> <p><b>2. In Figure 1 –</b></p> <ul style="list-style-type: none"> <li>• Place names should be included in association with symbols on the map, as far as possible. (For consistency, the same should apply to Figures 2 and 3 also.)</li> <li>• The location of the facilities indicated by those symbols should be clarified by one of the methods referred to at paragraph # above, or by an equivalent method.</li> <li>• The linear notation for “Potential offshore renewable energy” should be replaced by an area notation.</li> <li>• The approximate line of the proposed High Voltage Direct Current cable from Caithness to Moray should be added.</li> </ul> <p>3. In the last sentence of paragraph 5.2.2, the reference to “chapter 4” of the plan should be amended to “section 17”.</p>	No changes to SEA required as the changes do not materially change the vision.
Issue 83 - West Highlands and Islands Vision	<p>1. To the 9th bullet point of paragraph 6.2.1 should be added references to tourism and outdoor activities as requested in the representation by Highlands and Islands Enterprise.</p> <p>2. The Figure 2 map should be headed “Vision and Spatial Strategy”.</p> <p>3. The meaning of notations on the map should be clarified, notably “renewables base/natural resources”</p>	No changes to SEA required as the changes do not materially change the vision.

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	and "national tourism trail". (For consistency the Council may wish to apply that also to figures 1 and 3.)	
Issue 84 - Inner Moray Firth Vision	<ol style="list-style-type: none"> <li>1. At the end of paragraph 7.1, add the following: This vision is illustrated by Figure 3.</li> <li>2. In paragraph 7.2, at the end of the fifth bullet point, add a new sentence: As part of these improvements, a new railway station will have been provided at Dalcross.</li> <li>3. In paragraph 7.2, in the seventh bullet point, delete the second sentence ("A new university.....young people.") and put instead:  A new education campus accommodating a range of educational institutions, including a base for the University of the Highlands and Islands and Inverness College UHI, space for commercial spin-off companies and a regional sports facility, will have expanded educational opportunities and generated employment, helping stem the loss of young people from the region.</li> <li>4. On Figure 3, the title on the map should read "Vision and Spatial Strategy Inner Moray Firth".</li> <li>5. On Figure 3, apply the "improved rail connection" notation to the Aberdeen railway line.</li> <li>6. On Figure 3, in the legend, delete "Improved air connection" and put instead:  Improved and international air connection</li> <li>7. On Figure 3, delete the waste facility symbol from the vicinity of Invergordon.</li> <li>8. On figure 3:  (a) the scale of the mapping should be enlarged by about one-third, so that the Inner Moray Firth area extends across the full width of the map; and  (b) the size of the symbols should be enlarged.</li> </ol>	No changes to SEA required as the changes do not materially change the vision.
Issue 85 - Spatial Strategy - General	<ol style="list-style-type: none"> <li>1. Delete paragraph 3.3, and the first sentence of paragraph 3.4, and replace with a new paragraph 3.3:  It sets out a vision statement and spatial strategy for the area, taking on board the outcomes of the consultation on the Main Issues Report which was issued for public consultation in August 2009. Once adopted the Highland-wide Local Development Plan will replace The Highland Structure Plan (2001) and all of the policies, recommendations and proposals contained within.</li> </ol>	No changes to SEA required as the changes do not materially change the spatial strategy.

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	<p>The Highland-wide Local Development Plan will also supersede the General Policies, as stated within the Appendix: Superseded Elements of Local Plans, of the following Local Plans:</p> <ul style="list-style-type: none"> <li>• Inverness Local Plan (2006);</li> <li>• Nairnshire Local Plan (2000);</li> <li>• Ross and Cromarty East Local Plan (2007);</li> <li>• Sutherland Local Plan (2010);</li> <li>• Caithness Local Plan (2002);</li> <li>• West Highland and Islands Local Plan (2010);</li> <li>• Wester Ross Local Plan (2006); and</li> <li>• Badenoch and Strathspey Local Plan (1997) (in part).</li> </ul> <p>The land allocations in the above Local Plans will remain in place (unless an updated site allocation is given in the Highland-wide Local Development Plan), until the time that one of the Council's three new area local development plans is adopted. The Plan also sets the wider context for these emerging area local development plans. They will consolidate and replace the existing local plans.</p> <p>2. Create a new Appendix section to contain the superseded elements of local plans, as listed in 1. above, amended to bring the content into accord with the finalised Highland-wide plan and any other changes of circumstance.</p> <p>3. Move section 8 Spatial Strategy and insert after section 3 as a new section 4. Renumber the existing section 4, and others, as necessary.</p> <p>4. Delete paragraph 8.4 and replace with:</p> <p>In assessing what a generous supply of land means in Highland, we have taken account of the target agreed between the Scottish Government and Highlands and Islands Enterprise (HIE) to grow the HIE area population to 500,000 people over the next 20 years. The HIE area covers Western Isles, Argyll and Bute, Orkney and Shetland as well as Highland. The Highland Council area accommodates nearly 50% of the existing population of the HIE area. The Highland-wide Local Development Plan seeks to contribute towards the HIE strategy through providing opportunity for growth within Highland and aspires to increase the population to 250,710 by 2031. This growth rate reflects support for a number of economic growth areas such as: the transition of UHI to full University status; business growth at Inverness Airport; reuse of the Nigg fabrication yard; expansion of activities at Highland Deephaven; and development of wave and tidal energy in the Pentland Firth.</p> <p>5. Delete paragraphs 8.7 and 8.7.1.</p> <p>6. On Figure 4, expand the designated area of Milton of Leys to the south-east to include the area</p>	

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	that is covered by planning permission for film studios, a media centre, visitor/retail, restaurant facility and hotel, as designated '18' on the Inverness Local Plan.	
Issue 86 - Population and Housing land requirement	<p>1. Delete paragraph 9.3 and replace with:</p> <p>The development of the City and the wider Inverness Housing Market Area requires the continued delivery of effective land for development. To meet the identified gross housing land requirement for the Inverness Housing Market Area as identified in the Highland Housing Need and Demand Assessment (HNDA), further land allocations have been brought forward to offer choice and flexibility in the land supply. These allocations taken together with land currently allocated in the Inverness Local Plan have the capacity to meet housing land requirements. Table 2 demonstrates the potential distribution of effective housing land to meet the land requirement as identified through the HNDA.</p>	N/A
Issue 88 - Inclusion of New Sites	Recommend that no modifications be made.	No changes to SEA required as the new sites proposed had previously been subject to SEA.
Issue 89 - East Inverness	1. Improve the clarity of Map 6 and provide cross-references to individual policies. Amend phasing in respect of land at Milton of Culloden and Stratton Lodge as commended by the Council.	New site assessment required for expanded allocation at Inverness Retail and Business Park. No other changes to SEA required.
Issue 90 - Appendices and Proposals Map	<p><b>Appendix 6.1: Glossary</b></p> <p>1. Delete definition of Appropriate Assessment and replace it with the following:</p> <p>An assessment required under the Conservation (Natural Habitats, &amp;c.) Regulations 1994 (as amended) where a plan or project not directly connected with or necessary to the management of a European site would be likely to have a significant effect on such a site, either alone or in combination with other plans or projects. In the light of the conservation objectives of the site, the assessment should consider whether there would be any adverse effect on the integrity of the site as a result of the plan or project.</p> <p>2. Insert the following after the last sentence in the definition of Green Networks:</p> <p>A green network can be made up of woodlands; other natural and semi-natural habitats; watercourses and wetlands; formal and informal greenspace in and around settlements, and, active travel routes.</p> <p>3. Delete the last sentence of the definition of Infrastructure and replace it with:</p> <p>These include road access, water and sewerage facilities, landscaping, green networks, open space and paths.</p> <p>4. Delete the definition of Wild Land and replace it with the following:</p>	No changes to SEA required.

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	<p><b>Wildness:</b> A quality that can be experienced where there is a high degree of naturalness and lack of modern structures or land use, where an area is remote and access to it is physically challenging, where there is a perceived sense of sanctuary or solitude, and where the landscape offers a sense of awe/ anxiety and arresting qualities.</p> <p><b>Wild Area:</b> A term used to describe an area of wildness qualities that may occur along a wide spectrum, from places fairly near to settlement but within which there are qualities of remoteness and naturalness, to more remote mountain and moorland interiors.</p> <p><b>Wild Land:</b> Those areas where wildness qualities are best expressed, defined by the Scottish Government as 'uninhabited and often relatively inaccessible countryside where the influence of human activity on the character and quality of the environment has been minimal.</p> <p>5. The following new definitions relating to retail policy should be included in the Glossary: Network of Centres; Commercial Centres; and, the Sequential Approach. The Council should base the definitions on the relevant information on these matters contained in SPP.</p> <p><b>Appendix 6.2: Definition of Natural, Built and Cultural Heritage Features</b></p> <p>6. Delete the first part of the definition of Special Protection Areas and replace it with the following:</p> <p style="padding-left: 40px;">Classified by Scottish Ministers under either the EC Wild Birds Directive (79/409/EC) or the European Birds Directive (2009/147/EC), which provides for ....</p> <p>7. Delete the reference to Structure Plan Policies in the Policy Framework column of the definition of Ramsar Sites.</p> <p>8. Delete the second sentence of the definition of National Nature Reserves and replace with the following:</p> <p style="padding-left: 40px;">These areas are protected by national policy in that the integrity of the area or the qualities for which it has been designated should not be adversely affected.</p> <p>9. Delete the last sentence of the definition of SSSIs and replace with the following:</p> <p style="padding-left: 40px;">These areas are protected by national policy in that the integrity of the area or the qualities for which it has been designated should not be adversely affected.</p> <p>10. Delete the last sentence of the definition of National Scenic Areas (NSAs) and replace with the following:</p> <p style="padding-left: 40px;">These areas are protected by national policy in that the integrity of the area or the qualities for which it has been designated should not be adversely affected.</p>	

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	<p>11. In the definition of NSAs, insert a reference to the following:</p> <p>The web link to the National; Scenic Areas Special Qualities Report (<a href="http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/nationaldesignations/nsa/special-qualities/">http://www.snh.gov.uk/protecting-scotlands-nature/protected-areas/nationaldesignations/nsa/special-qualities/</a>).</p> <p>12. Delete the second paragraph of the background section relating to Wild Areas and replace it with the following:</p> <p>As part of a national programme, SNH will map wildness qualities across Scotland and will identify areas of Wild Land at a national level. This will be done in consultation with Highland Council and other planning authorities. Highland Council, with the assistance of SNH, may then consider whether it is appropriate to identify wild areas of a quality and value that are of local/ regional importance.</p> <p>13. Delete the reference to “Battlefields” in paragraph 21.1.3 and replace it with a reference to “Historic Battlefields”. Definitions of “Historic Battlefields” and Designated Wrecks should also be included in Appendix 6.2.</p> <p>14. Insert a web link to the information on Special Landscape Area citations in the background text to Policy 58 Natural, Built and Cultural Heritage.</p> <p>15. Delete the reference in Appendix 6.2 to Sites of Local Nature Conservation Interest and replace it with a reference to Local Nature Conservation Sites.</p> <p><b>Appendix 6.4: Links to Associated Documents:</b></p> <p>16. The reference on page 158 to a web link to the information on “Birds of Conservation Concern on the Red and Amber Lists” should be deleted and replaced with a reference to the following web link:</p> <p><a href="http://www.bto.org/bbs/2009/bocc3.pdf">http://www.bto.org/bbs/2009/bocc3.pdf</a></p> <p>17. Insert the following hyperlink to the Control of Woodland Policy at the end of the supporting text in Policy 53: Principle of Development in Woodland (at paragraph 2.25.1) and in the list in Appendix 6.4:</p> <p><a href="http://www.forestry.gov.uk/pdf/fcfc125.pdf/\$FILE/fcfc125.pdf">www.forestry.gov.uk/pdf/fcfc125.pdf/\$FILE/fcfc125.pdf</a></p> <p>18. Delete the reference to the Scottish Biodiversity List on page 159 in Appendix 6.4 and replace it with the following:</p> <p><a href="http://www.scotland.gov.uk/Topics/Environment/Wildlife-Habitats/16118/Biodiversitylist">http://www.scotland.gov.uk/Topics/Environment/Wildlife-Habitats/16118/Biodiversitylist</a></p>	

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	<p><b>Proposals Map</b></p> <p>19. Insert the following at the end of paragraph 21.3.5:</p> <p style="padding-left: 40px;">Where more than one natural, built or cultural heritage feature occurs in an area, only the topmost tier feature will be indicated on the Proposals Map and therefore other features may nest underneath this, which should also be taken into account.</p> <p>20. Delete the reference to Policies 72 and 73 on the key to the Proposals Map in relation to new waste management sites and replace this with a reference to Policies 71 and 72.</p> <p>21. Delete the symbol relating to a proposed waste facility at Invergordon from Figure 3: Inner Moray Firth Spatial Strategy map on page 19.</p>	
Issue 91 - Sustainable Development and Climate Change	<p>1. Delete paragraph 18.4.1 and instead put:</p> <p style="padding-left: 40px;">18.4.1 <i>Scottish Planning Policy</i> makes it clear that the planning system should link principles and actions to enable sustainable development. This is reinforced under the Planning etc. (Scotland) Act 2006, which requires the planning authority to exercise its development planning function with the objective of contributing to sustainable development.</p> <p style="padding-left: 40px;">18.4.2 Section 72 of the Climate Change (Scotland) Act 2009 says that planning authorities must include in local development plans policies requiring all developments to be designed to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, through the installation and operation of low and zero-carbon generating technologies.</p> <p style="padding-left: 40px;">18.4.3 Policy 29 sets out the requirement for all development to be designed in the context of sustainable development and climate change. The Council's <i>Sustainable Design Guide</i> will include provisions that fulfil the requirements of section 72 of the Climate Change (Scotland) Act 2009 and will also, for example, require investigation of the use of grey water and micro renewable energy systems. The <i>Sustainable Design Guide</i> will be adopted as supplementary guidance. Compliance with the <i>Guide</i> is required in terms of Policy 29.</p> <p>2. In Policy 29, after the third paragraph (“Developments which.....<i>Design Statement</i>.”), insert a new paragraph:</p> <p style="padding-left: 40px;">All developments must comply with the greenhouse gas emissions requirements of the <i>Sustainable Design Guide</i>.</p>	No changes to SEA required as the changes do not materially change the vision, spatial strategy or policies of the plan.
Issue 92 - Nairn	<p>See relevant policies above (highlighted)</p> <p>1. In Policy 16: Sandown, add two new paragraphs:</p>	No changes to SEA required as the changes do not materially change the policy.



Issue Number	Reporters recommendations	SEA Implications
	<p>In preparing proposals for the site, consideration must be given to the extent to which tourism-related development and business development might be attracted to the site. If potential, either in the short term or in the longer term, is identified for one or both of these kinds of development, land must be reserved accordingly.</p> <p>Connections to the public water and waste water systems will be required.</p> <p>2. In Policy 17: Delnies, between “Housing” and “Miscellaneous” in the list of requirements, insert the following:</p> <p><b>Tourism-related and Business Development</b></p> <ul style="list-style-type: none"> <li>In preparing proposals for the site, consideration must be given to the extent to which tourism-related development and business development might be attracted to the site. If potential, either in the short term or in the longer term, is identified for one or both of these kinds of development, land must be reserved accordingly.</li> </ul> <p>3. In Policy 18: Nairn South, between “Housing” and “Miscellaneous” in the list of requirements, insert the following:</p> <p><b>Tourism-related and Business Development</b></p> <ul style="list-style-type: none"> <li>In preparing proposals for the site, consideration must be given to the extent to which tourism-related development and business development might be attracted to the site. If potential, either in the short term or in the longer term, is identified for one or both of these kinds of development, land must be reserved accordingly.</li> </ul> <p>4. In Policy 18: Nairn South, under “Miscellaneous” and after “functional flood plain;” insert the following:</p> <p>Connections to the public water and waste water systems will be required.</p>	