

Appendix 4 – Vision/Spatial Strategy/Policy Assessments

This section contains detailed assessments of each policy contained within the Highland wide Local Development Plan and any reasonable alternatives which have been identified.

The assessment considers:

- What level of impact the policy/reasonable alternative may have in the short/medium/long term on each of the SEA Objectives;
- The sensitivity of the SEA Objective to the policy/reasonable alternative; and
- At what scale the policy/reasonable alternative may have an impact.

The matrix also includes a justification of the assessment for each SEA objective. This is intended to guide the reader through the decision making process. To aid in this the matrix also records assumptions which have been made in the decision making process.

For consistency the following scoring system has been used through out the assessment matrices:

Significant Positive Impact	No or minimal positive impact	Neutral Impact	No or minimal negative impact	Significant negative impact	Possible Positive and Negative Impacts	Unknown Impact
++	+	=	-	--	+/-	??

High Sensitivity	H
Medium Sensitivity	M
Low Sensitivity	L

Each assessment will be followed by a concise commentary on the findings of the assessment of the policy/reasonable alternative.

On the following pages the SEA Objectives are set out and are accompanied by the key considerations for the assessment of each policy/reasonable alternative. These have been refined following consultation with the Consultation Authorities.

SEA Objectives and Key Considerations

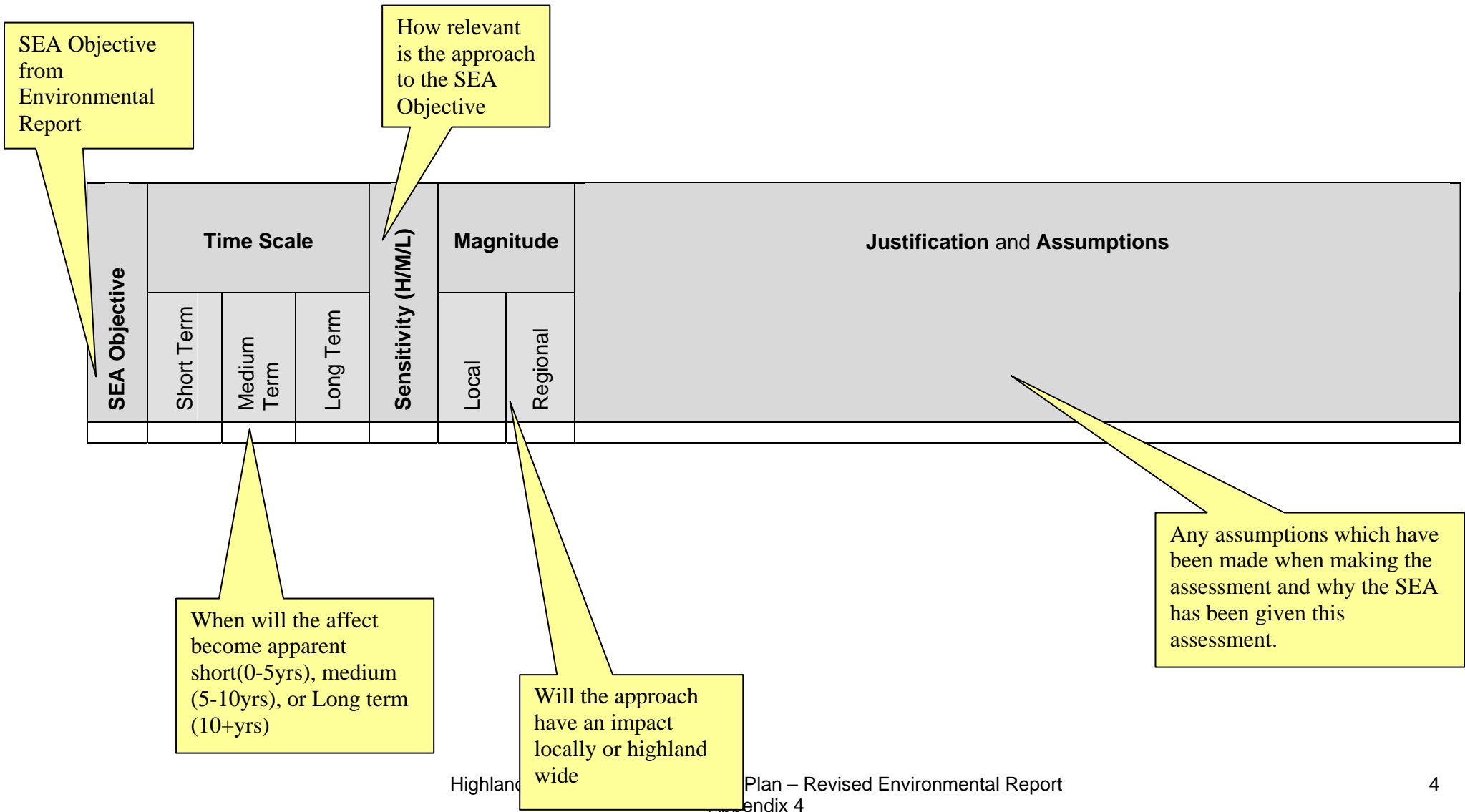
The key considerations which are set out below will be used in the assessment of each of the policies/reasonable alternatives.

- 1 Maintain and enhance designated wildlife sites, biodiversity, valuable habitats and protected species, avoiding irreversible losses.**
 - Will it contribute to the protection and enhancement of biodiversity in Highland?
 - Will it have a detrimental effect on protected species?
 - Will it contribute to achieving local and regional biodiversity action plan targets?
 - Will habitats of importance to for biodiversity be protected?
 - Will designated sites be protected?
 - Will it ensure the importance of the protected species of the area is made a priority?
- 2 Maintain, enhance and create green networks for wildlife and people.**
 - Will it prevent the fragmentation of green habitat networks?
 - Will it ensure better connectivity of open spaces?
 - Will it ensure recreational access to green networks?
 - Will existing areas of importance for the movement of wildlife and the enjoyment of people be maintained?
 - Will opportunities be created for the existing green network to be enhanced through better connections ?
 - Will it create or enhance green networks for people or wildlife?
 - Will it facilitate species adaptation to climate change through the protection of or contribution to green habitat networks?
- 3 Provide opportunities for people to come into contact with and appreciate nature/natural environments**
 - Will it enhance responsible access to natural areas?
 - Will it contribute to education of local people and tourists in terms of their understanding of the local wildlife?
 - Will it provide or enhance access to areas of high biodiversity value?
- 4 Protect and enhance human health**
 - Will it give additional benefit to human health?
 - Will human health be significantly reduced?
 - Will it ensure a more healthy lifestyle for the residents within the settlements?
- 5 Retain and improve quality, quantity and connectivity of publicly accessible open space.**
 - Will it increase the level of fit for purpose open spaces?
 - Will it improve existing open spaces?
 - Will it make open spaces more accessible to all?
- 6 Protect and enhance outdoor access opportunities and access rights including rights of way and core paths**
 - Will it promote the use of core paths by linking them to fit for purpose open spaces?
 - Will it improve links to the wider countryside?
 - Will it be protect and enhance the existing path network?
 - Will access opportunities be upheld and enhanced?
- 7 Reduce contamination, safeguard soil quantity and quality**
 - Will it ensure the re-use of brownfield sites?
 - Will it reduce the removal of good quality soil from sites?
 - Will it protect areas of importance for geodiversity in Highland?
 - Will it protect soil functions?
 - Will carbon storage of peat land be protected?

- 8 Minimise waste**
 Will it support the minimisation of waste production?
 Will it support the achievement of government targets through the use of the waste management hierarchy?
 Will it ensure the waste management facilities comply with National Waste Strategy Objectives, thus ensuring only residual waste is land filled?
 Will it ensure recovery of energy and heat from waste is considered where appropriate?
- 9 Avoid impact to and where possible enhance the water environment**
 Will it ensure development is supported by appropriate drainage infrastructure
 Will it ensure that development has no detrimental impact on the water environment?
 Will it ensure developments enhance the water environment where possible?
- 10 Maintain water abstraction, run-off and recharge within carrying capacity (inc future capacity)**
 Will it enhance natural drainage?
 Will it prevent soil sealing in new residential development?
 Will it ensure SUDS are included in new residential developments?
- 11 Maintain air quality**
 Will it prevent a reduction in air quality?
- 12 Reduce vulnerability to the effects of climate change**
 Will it ensure new developments are free from flooding?
 Will it enhance natural drainage?
 Will it reduce the vulnerability of existing areas to flooding?
 Will it reduce the risk of coastal inundation through sea level rises?
 Will it lead to the avoidance of areas of landslide/landslip?
- 13 Increase proportion of energy from renewable sources**
 Will it ensure more renewable energy production where appropriate?
 Will it ensure energy efficiency is taken into consideration in new developments?
 Will it ensure suitable connection to electricity infrastructure?
 Will it consider the cumulative landscape impact of proposals?
- 14 Reduce the need to travel/increase opportunities for walking, cycling and public transport**
 Will it reduce the need to travel?
 Will it ensure an increase in use of more sustainable transport methods?
 Will it ensure better opportunities for walking and cycling?
- 15 Protect and where appropriate enhance the historic environment**
 Will it protect and enhance the historic environment?
- 16 Value and Protect the diversity and local distinctiveness of landscapes**
 Will local diversity and distinctiveness be maintained or enhanced?
 Will the special qualities of designated areas be maintained or enhanced?
- 17 Conserve and enhance landscape character and scenic value**
 Will existing landscape character be maintained or enhanced?
 Will visual impact be minimised?
 Will the key characteristics and special qualities of the landscape and scenic value be maintained, enhanced or lost?
- 18 Safeguard wild area qualities**
 Will it safeguard the ability of people to experience qualities of wildness?

Explanation of Assessment Matrix

Below is an explanation of the assessment matrix and how each part of matrix has been used.



Visions

West Highland and Islands Vision

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	M	+	++	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision actively promotes the areas designated sites, biodiversity, valuable habitats and protected species and seeks to safeguard them for future generations. Through this there could be a significant positive impact at a regional level in the long term due to the promotion of more effective husbandry of wider natural resources and heritage. The vision does not address the targets contained within the LBAP and RBAP directly but offers opportunity to enhance environs for wildlife.</p>
2	=	=	+	M	+	+	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification While not specifically mentioned the vision for the West Highland and Islands gives opportunity to protect and enhance the green network. Through reconnecting its land and natural resources a balance will be made between the economic development of the area and its environment, leading to defragmentation of the green network for habitats, species and recreation. The Green networks policy of the Highland wide Local Development Plan will ensure the protection and enhancement of the green network in the area.</p>
3	+	+	+	M	+	+	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification Through the promotion of the areas unique identity there is significant opportunity to contribute to the education of local people and tourists in terms of their understanding of not just the local wildlife but also the landscape and cultural heritage. Also through the promotion of its trails and events the vision encourages access to areas of high biodiversity value across the vision's area.</p>
4	+	+	+	M	+	+	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Highland wide Local Development Plan. Justification It is anticipated that through the provision of more efficient public service provision, rationalised but protected lifeline services, and by having a greater and more diverse age profile than currently projected, there will be significant benefit to human health in the longer term.
5	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification While the vision makes provision to ensure West Highland and Islands are a place of outstanding heritage, it is unlikely that this would have impact on the local provision of green space in terms of quantity, quality or accessibility.
6	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision is unlikely to have an impact on local access this will be addressed by other policies within the HwLDP.
7	+	+	+	M	=	+	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision makes provision for the promotion of the heritage of the area including important sites for geodiversity such as the Lochaber Geopark. It is anticipated that this will ensure a positive impact in the short, medium and long term however will not have a significant impact as it does not address previously used land, soil, peat or minerals as these are considered to be too detailed to be part of a vision and are dealt with by policies within the plan.
8	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision is unlikely to have an impact on minimisation of waste as this will be addressed by other policies within

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							the HwLDP. Therefore it is anticipated that there will be a neutral impact at a local and regional level.
9	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision is unlikely to have an impact on the water environment as this will be addressed by other policies within the HwLDP. Therefore it is anticipated that there will be a neutral impact at a local and regional level.
10	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision is unlikely to have an impact on water abstraction, run off and recharge as this will be addressed by other policies within the HwLDP. Therefore it is anticipated that there will be a neutral impact at a local and regional level.
11	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision is unlikely to have an impact on air quality as this will be addressed by other policies within the HwLDP. Therefore it is anticipated that there will be a neutral impact at a local and regional level.
12	=	+	+	M	=	+	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision is likely to have a positive impact in the medium to longer term on climate change. This is largely due to the vision promoting areas such as Kishorn in Wester Ross for the development of marine renewables, but it also is related to making the area better connected through technology, thus reducing the need to travel.
13	+/-	+/-	+/-	M	+/-	+	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision promotes the area as a base for marine renewables thus giving some opportunity to produce more

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							renewable energy, however it is unclear whether the infrastructure built in this area would be used in the area. It will be the role of other policies within the plan to increase the proportion of energy from renewable sources.
14	+/-	+/-	+	M	+/-	+	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification Given the vast nature of the area the vision covers it is difficult to reduce the need to travel across the area. The vision encourages the use of the tourist trails in the area which connect to other major centres however these are for recreational rather than travel between places. Through the objective of being better connected it is anticipated that improved infrastructure for road, ferry, rail, canal and marine movements will make the choice of sustainable methods of transport more attractive in the long term.
15	+	+	+	M	+	+	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification It is anticipated that while other policies in the plan will give protection to the historic environment the vision seeks the West Highlands and Islands to be a place of outstanding natural and cultural heritage. As part of this the vision seeks to encourage economic opportunities associated with the heritage of the area to facilitate in increasing and maintaining population levels, which means that in the it is likely the historic environment will be given a level of protection through the vision as well.
16	+	+	+	M	=	+	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision seeks to ensure West Highland and Islands' is a place of outstanding natural and cultural heritage. . While this will be mainly achieved through the application of other policies in the plan the vision has a role to play. Given the scale of the landscape in the area the vision seeks to be applied at a regional level and this is where it will have most impact. At a local level it may not be felt significantly as the vision does not go into detail about specific elements of the landscape. Also the vision will safeguard special qualities of designated areas but again this will be mainly carried out through other policies of the plan.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
17	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision does not seek any uses which are likely to have significant impact on the landscape character therefore indirectly the landscape character will be maintained with special qualities and key characteristics of the landscape and scenic value not being lost. If a proposal is brought forward which may affect the landscape character and scenic value of the area, then it will be assessed against the relevant policies of the HwLDP.
18	=	=	+	L	=	+	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision does not seek any uses which are likely to have significant impact on wild area qualities, however through being a place of outstanding natural and cultural heritage, it is likely that areas with qualities of wildness will be safeguarded.

Commentary

The vision sets out a comprehensive approach to ensuring the heritage of the area is safeguarded, provides opportunities for improving human health and, while not a consideration of SEA, demonstrates how economic growth of the area can be brought forward ensuring limited impact on the environment. It is anticipated that the vision would have little/no negative impacts on the environment but have significant positive effects in especially in terms of SEA Objectives 1 and 13.

While this is the case it is important to note that the vision can not be delivered and considered in isolation. Careful consideration of all policies within the Highland wide Local Development Plan should be taken when assessing proposals which relate to the vision for the area.

The Council have not identified a reasonable alternative to this element of the vision.

Caithness and Sutherland Vision

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	M	=	++	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification There are a number of designated sites in the area and the vision seeks to safeguard and take advantage of the opportunities that are offered. By doing this the vision seeks to contribute to the protection and enhancement of biodiversity the area, without having a detrimental impact on protected species. It is not anticipated that the vision will make significant moves toward meeting targets in the LBAP and RBAP.</p>
2	+	+	+	M	=	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification Green networks are not specifically mentioned as part of vision but are inferred through the through the vision objective of be a place of outstanding heritage. Through reference to the need for protection and enhancement of a range of features which make up the green network, it is anticipated that there will be a positive impact in the short, medium and longer term. The vision does not cover recreational access improvements as this is covered by other policies in the HwLDP.</p>
3	+	+	+	M	=	+	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision seeks to safeguard and take advantage of the opportunities that are available in the area to come into contact with nature and natural environments, with specific reference to the Sutherland Geopark the Green Firth and the Flow Country.</p>
4	+/-	+	+	M	+	=	<p>Assumptions Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Highland wide Local Development Plan. Justification Through the promotion of regenerating places, it is likely that there would be a positive impact in the medium and long term to public health (in terms of mental and social health) through this vision. It is likely that the positive effects of this would mainly be felt at a local level. This is however dependant on scale of the regeneration as if it is a large scale regeneration of the area there will be spin off impacts in the wider area.
5	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification While the vision makes provision to ensure Caithness and Sutherland is a place of outstanding heritage, it is unlikely that this would have impact on the local provision of green space in terms of quantity, quality or accessibility.
6	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision is unlikely to have an impact on local access this will be addressed by other policies within the HwLDP.
7	+	+	+	M	=	+	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision makes provision for the promotion of the heritage of the area including important sites for geodiversity such as the Sutherland Geopark. It is anticipated that this will ensure a positive impact in the short, medium and long term however will not have a significant impact as it does not address previously used land, soil, peat or minerals as these are considered to be too detailed to be part of a vision and are dealt with by policies within the plan.
8	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The vision is unlikely to have an impact on minimisation of waste as this will be addressed by other policies within the HwLDP.
9	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification While the vision is looking to utilise the water environment the vision is unlikely to have an impact on the water environment as this will be addressed by other policies within the HwLDP. Therefore it is anticipated that there will be a neutral impact at a local and regional level.
10	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision is unlikely to have an impact on water abstraction, run off and recharge as this will be addressed by other policies within the HwLDP. Therefore it is anticipated that there will be a neutral impact at a local and regional level.
11	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision is unlikely to have an impact on air quality as this will be addressed by other policies within the HwLDP. Therefore it is anticipated that there will be a neutral impact at a local and regional level.
12	+/-	+	+	M	=	+	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision is likely to have a positive impact in the medium to longer term on climate change. This is largely due to the vision promoting the area as centre of excellence for marine renewables, but it also is related to making the area better connected through technology, thus reducing the need to travel.
13	+/-	+	++	H	+	++	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is anticipated that the vision will have a significant impact on increasing the proportion of energy from renewable sources through the promotion of the area as an international centre of excellence for marine renewables. While it is anticipated that this will be a significantly positive effect at a regional scale in the longer term, in the short to medium term it is not anticipated to be as beneficial while technology is developed to meet the aspiration. Other policies within the plan will consider suitable electricity infrastructure and the cumulative landscape impact of such developments.</p>
14	=	=	+	M	+	=	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision does not make specific reference to the reduction of travel but it encourages modal shift for movement of freight and to change commuting patterns. Through the regeneration of places and the provisions to locate businesses in the right areas it is inferred that a reduction in travel will occur through this vision, however it can only be delivered through the use of other policies within this plan.</p>
15	+	+	+	M	+	+	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision makes provision to make the area a place of outstanding heritage: safe in the custody of local people. This includes the protection and where appropriate enhancement of the historic environment. These sites will be safeguarded through other policies of the HwLDP and other legislation.</p>
16	+	+	+	M	+	=	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification Through creating a place of outstanding heritage and the utilisation of this for a high quality tourist industry it is anticipated that areas of local diversity and distinctiveness will be maintained or enhances while safeguarding the special qualities of designated areas.</p>
17	+	+	+	M	+	+	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Highland wide Local Development Plan. Justification Through creating a place of outstanding heritage it is anticipated that landscape character will be maintained, visual impact will be minimised and the key characteristics and special qualities of the landscape will not be lost. While this is inferred through the vision it is the general policies of the plan which will ensure that this is the case.
18	+/-	+/-	+/-	M	+/-	+/-	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The creation of a place of outstanding heritage goes some way to the ensuring the ability of people to experience qualities of wildness is not lost. In areas such as Caithness and Sutherland these areas are important for the tourism industry and through further work these wild areas will be identified. These areas are to be safeguarded through other policy areas therefore it is unlikely that this plan will have a significantly positive or negative impact without working in union with these policies.

Commentary

The vision sets out a comprehensive approach to ensuring the heritage of the area is safeguarded and, while not a consideration of SEA, demonstrates how economic growth of the area can be brought forward ensuring limited impact on the environment. It is anticipated that the vision would have little/no negative impacts on the environment but have significant positive effects in especially in terms of SEA Objectives 1 and 13.

While this is the case it is important to note that the vision can not be delivered and considered in isolation. Careful consideration of all policies within the Highland wide Local Development Plan should be taken when assessing proposals which relate to the vision for the area.

The Council have not identified a reasonable alternative to this element of the vision.

Inner Moray Firth Vision

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	++	M	+	++	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision promotes the areas special places for its contribution to the area's biodiversity and recognises the benefits this brings to the area. These special places also offer safeguards for protected species especially around the towns where the environmental limits will be recognised. The vision may go some way to making forward motions towards the targets of the LBAP and RBAP through the promotion of a green network for the area. It is anticipated that there will be a significantly positive impact in the long term at a regional scale due to the larger scale at which many of the designated sites, biodiversity and protected species operate. The effects are more likely to be significantly positive in the long term as it may take some time to realise the potential of some elements of the vision such as the green network, while in the short term there is already protection of designated sites through a number of different pieces of legislation.</p>
2	+	+	++	H	++	++	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision specifically mentions the concept of green networks and encourages their protection at a micro and macro scale, ensures better connectivity of open space, ensures recreational access to green networks. The vision makes provision for safeguarding the links for species as well as for people. The vision itself gives some provision for enhancing the green network but the bulk of this will be brought forward through policies of the HwLDP and supplementary guidance on the matter. The vision makes specific reference to the need for consideration of green networks as a facilitator for adaptation of species to climate change and this will have an impact and significantly positive benefit at both a local and regional scale.</p>
3	+	+	+	M	+	+	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision encourages all weather tourist facilities related to the environment will bolster the area as a tourist</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							hub which will contribute to the education of local people and tourists while also providing access to areas of high biodiversity value. The green network element to the vision encourages responsible access to the wider countryside and to open spaces in and around towns.
4	=	+	+	M	++	+	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision makes a number of provisions to improve human health in the area, however it is likely that these will come into effect in the medium to longer term. The provisions include making it easier for people to move about through a green network and to have more efficient forms of travel. These two provisions focus on the improvement to physical health, however through the regeneration and renewal of areas promoted through the vision it is likely that there will be an improvement in social and mental wellbeing as a result of this. The vision offers opportunity to encourage a more healthy lifestyle for residents within settlements however it does not have particular elements to change people's behaviour towards a healthy lifestyle.</p>
5	=	+	+	M	+	=	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision does not make specific provision to increase the quantity of fit for purpose green spaces or its quality however it aims to make spaces more accessible through linkages to the green network and encourages effective masterplanning to enable this. Further detail on quantity quality and accessibility of green spaces is contained in a separate policy of the HwLDP, Open Space in New Residential Supplementary Guidance and Green Networks Supplementary Guidance (<i>both pieces of supplementary guidance subject to separate SEA</i>).</p>
6	+	+	+	M	+	+	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision actively encourages the use of core paths through connection to fit for purpose open spaces, improve links to the wider countryside, protect and enhance the existing path network and uphold and enhance access opportunities. It will do this through the following provisions of the vision: have more efficient forms of travel</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							(which aims to increase the number of people walking and cycling); and have made it easy for people and wildlife to move about through a green network (which aims to protect and enhance the network of paths and ensured linkage to the green network, accessible civic and greenspaces). It is anticipated that this will be positive in the medium to long term at both a local and regional scale, when working cumulatively with the access to the outdoors, open space and green networks policies there will be significantly positive effects.
7	+/-	+	+	M	+	+	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision makes specific reference to the reuse of brownfield sites within the city and across other settlements in the area. It is likely that this would have an affect in the medium to long term with only a limited affect in the short term. These affects are likely to be at a local scale in terms of re-use of buildings and at a regional scale for the renewal of large scale sites such as Nigg Yard and Invergordon Tank Farm. It is not anticipated that the vision would lead to a reduction in the removal of good quality soil from sites, protect areas for geodiversity, protect soil functions or protect carbon storage of peatland, these issues are covered in detail by policies of the plan.
8	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision is unlikely to have an impact on minimisation of waste as this will be addressed by other policies within the HwLDP. Therefore it is anticipated that there will be a neutral impact at a local and regional level.
9	=	=	+	M	+	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The vision makes provision to resolve infrastructure bottlenecks of the area including drainage infrastructure. This is likely to lead to a positive impact in the longer term at a local level where infrastructure bottlenecks exist. Other policies of the HwLDP will further address this SEA objective and deliver the vision.
10	=	=	=	L	=	=	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification The vision is unlikely to have an impact on water abstraction, run off and recharge within carrying capacity as any impact will be addressed by other policies within the HwLDP. Therefore it is anticipated that there will be a neutral impact at a local and regional level.</p>
11	+/-	+/-	+/-	M	=	=	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision is unlikely to have a direct impact on air quality as this will be addressed by other policies within the HwLDP. However given the level of development proposed through the vision for the area it is likely that there will be increased emission from traffic, this would be offset by the provision of the vision which looks to resolve the areas infrastructure bottlenecks (including transport). Therefore it is anticipated that there will be a neutral impact at a local and regional level.</p>
12	+	+	++	H	+	+	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision does not make specific reference to climate change but includes a number of measures to facilitate the adaptation to it and avoid increasing the rate in which it is occurring through the provision for a green network, making better use of effective forms of travel, improved connectivity (broadband could reduce the need to travel for work), and diversify the areas economy. It is likely that each of these provisions will contribute to a slight positive impact in the short to medium term with significant positive impacts in the longer term. While this is the case it is likely that there will only be a slight positive impact at local and regional scales as the way in which the vision will be delivered is through the effective use of other policies within the plan.</p>
13	+/-	+/-	+	M	+	+	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision does not make specific reference to an increase in production of energy from renewable sources as this is tackled in more detail through other policies of the plan. However, the vision makes provision for support of</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							renewables related economic development which may have an impact on this SEA objective at a local and regional level.
14	+	++	++	H	+	++	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision makes significant provision to reduce the need to travel and increase opportunities for walking, cycling and public transport. By increasing the number of jobs, people and facilities development will be more compact making it viable to have local services in smaller settlements. Through utilisation of the infrastructure in the City of Inverness the vision seeks to develop a service centre which will accommodate a growing population reducing the need to travel further a field for services. The green network seeks to encourage walking and cycling across the area which in the long term may have a significantly positive affect on this SEA objective. The key provision of the vision which works towards this SEA objective is “have more efficient forms of travel”. This provision encourages a significant reduction in the use of the private car and encourages movement to more sustainable transport solutions. Through the regeneration and renewal of brownfield land and buildings uses are likely to be encourage closer to services therefore reducing the need to travel. For the aforementioned reasons, it is anticipated that there will be a significantly positive impact on this SEA objective in the medium to long term, with only a slightly positive impact being felt in the short term as it may take time for the provisions of this plan to be implemented enough to have a significant impact.</p>
15	+	+	+	M	+	+	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification The vision makes provision to safeguard and enhance its special places. This includes the protection and where appropriate enhancement of the historic environment. These sites will be safeguarded through other policies of the HwLDP and other legislation.</p>
16	+	+	+	M	+	=	<p>Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Through safeguarding and enhancing the areas special places it is anticipated that areas of local diversity and distinctiveness will be maintained or enhances while safeguarding the special qualities of designated areas.
17	+	+	+	M	+	+	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification Through safeguarding and enhancing the areas special places it is anticipated that landscape character will be maintained, visual impact will be minimised and the key characteristics and special qualities of the landscape will not be lost. While this is inferred through the vision it is the general policies of the plan which will ensure that this is the case.
18	+/-	+/-	+/-	M	+/-	+/-	Any proposal which meets the objectives of the vision will also be assessed against all relevant policies in the Highland wide Local Development Plan. Justification The safeguarding and enhancing the areas special places goes some way to the ensuring the ability of people to experience qualities of wildness is not lost. However in the Inner Moray Firth there are relatively few areas where you can experience wildness compared with other areas of Highland. These areas are to be safeguarded through other policy areas therefore it is unlikely that this plan will have a significantly positive or negative impact without working in union with these policies.

Commentary

The vision sets out a comprehensive approach to ensuring the heritage of the area is safeguarded and, while not a consideration of SEA, demonstrates how economic growth of the area can be brought forward ensuring limited impact on the environment. It is anticipated that the vision would have little/no negative impacts on the environment but have significant positive effects in especially in terms of SEA Objectives 2, 4 and 14.

While this is the case it is important to note that the vision can not be delivered and considered in isolation. Careful consideration of all policies within the Highland wide Local Development Plan should be taken when assessing proposals which relate to the vision for the area.

The Council have not identified a reasonable alternative to this element of the vision.

Policy 1 – Completing the Unconstrained City Expansion Areas

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	=	=		=	L	
2	+/-	+	++	M	+	+/-	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification The policy clearly requires that development of these expansion site must be accompanied by appropriate infrastructure including green infrastructure. The provision of this infrastructure will form important elements of the Inverness to Nairn Green Network by preventing the fragmentation of green habitat networks, ensure better connectivity of open spaces, and ensure recreation access to the green network. It is anticipated that due to the phasing and other infrastructure constraints of some of these sites that there is likely to be little or no impact on this SEA objective in the short term with however in the long term it is likely that there will be increasingly positive impacts in the medium to long term. It is believed that these affects will most likely be felt at a local level with some minor benefits at a more regional level.</p>
3	=	=	=	L	=	=	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
4	=	=	=	L	=	=	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
5	+/-	+	+	M	+	+/-	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification The policy makes provision for inclusion of green infrastructure as part of each of the city expansion sites, this would include open space and this should increase the quantity, quality and accessibility of open space in the local area. It is likely that given the phasing of these sites that the most benefit will be seen in the medium to long term with limited affect being felt in the short term.</p>
6	+/-	+	+	M	+	+/-	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification The policy makes provision for inclusion of green infrastructure as part of each of the city expansion sites, this would include the provision of a fit for purpose paths and trails network, ideally these should link to open spaces and form an integral part of the green network facilitating linkages to the wider countryside around settlements. Through other policies of the plan which will be applicable to these sites the existing path network will be protected and access opportunities will be upheld and enhanced.</p>
7	=	=	=	L	=	=	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Inverness Local Plan. Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	=	=	=	L	=	=	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
12	=	+	+	M	+	+/-	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							included in the relevant appendix to this SEA. Justification While the policy regarding expansion sites does not directly address climate change the enhancement of infrastructure (including Green Infrastructure) will make some limited positive impact at a local level in the medium to long term. In combination with other elements of the plan which seek to reduce the vulnerability to the effects of climate change there maybe an affect at a regional level in the longer term.
13	=	=	=	L	=	=	Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
14	=	+	+	M	+	+/-	Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA. Justification While the policy regarding expansion sites does not directly facilitate a reduction in the need to travel or increase opportunities for walking, cycling and public transport, the enhancement of infrastructure (including Green Infrastructure) will make some limited positive impact at a local level in the medium to long term. In combination with other elements of the plan which a reduction in the need to travel or increase opportunities for walking, cycling and public transport, there maybe an affect at a regional level in the longer term.
15	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
17	=	=	=	L	=	=	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
18	=	=	=	L	=	=	<p>Assumptions Any proposal on the city expansion sites will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although each expansion site has been previously allocated in the Inverness Local Plan the sites have previously</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>not been subject to SEA. A site assessment will also be carried out for each of the expansion sites and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy given the location of the city expansion sites and the lack of wildness qualities available in their proximity.</p>

Commentary

The policy sets out an approach which will ensure the development of a compact city recognising its natural boundaries, and facilitating the delivery of infrastructure which would help enhance the green network, reduce the need to travel, enhance public open space, paths and trails. It is anticipated that the vision would have little/no negative impacts on the environment but have significant positive effects in terms of SEA Objective 2 in the longer term.

A site specific SEA Assessment will be carried out for the sites identified as city expansion sites and these will be included in the relevant appendix of this Environmental Report.

While this is the case it is important to note that this policy should not be read and considered in isolation. Careful consideration of all policies within the Highland wide Local Development Plan should be taken when assessing proposals which relate to the development of the city expansion sites.

Policy 2 – Inverness City Vision

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19th June 2009.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
2	=	=	=	L	=	=	<p>Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19th June 2009.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
3	=	=	=	L	=	=	<p>Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19th June 2009.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
4	=	=	=	L	=	=	<p>Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19th June 2009.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
5	=	=	=	L	=	=	<p>Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19th June 2009.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
6	=	=	=	L	=	=	<p>Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19th June 2009.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
7	=	=	=	L	=	=	<p>Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19th June 2009.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Assessment. The SEA Determination Notice was issued on the 19 th June 2009. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
9	=	=	=	L	=	=	Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19 th June 2009. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
10	=	=	=	L	=	=	Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19 th June 2009. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
11	=	=	=	L	=	=	Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19 th June 2009. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
12	=	=	=	L	=	=	Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19 th June 2009. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
13	=	=	=	L	=	=	Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19 th June 2009. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
14	=	=	=	L	=	=	Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19 th June 2009. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
15	=	=	=	L	=	=	Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19 th June 2009. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
16	=	=	=	L	=	=	Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19 th June 2009. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19 th June 2009. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal brought forward using the principles of the Inverness City Vision will need to be assessed using all of the relevant policies of this and the Inverness Local Plan. It has previously been determined that the Inverness City Vision does not require a Strategic Environmental Assessment. The SEA Determination Notice was issued on the 19 th June 2009. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

The policy sets out support for proposals inline with the strategy set out in the Inverness City Vision. This document has been subject to Strategic Environmental Assessment Screening and it was determined that an SEA was not required. The Determination Notice was published on the 19th June 2009.

While this is the case it is important to note that this policy should not be read and considered in isolation. In addition any proposal which delivers development in line with the strategy set out in the Inverness City Vision will also need to meet the requirements of the relevant policies in this plan and the Inverness Local Plan.

Policy 3 – City Centre Development

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
2	=	=	=	L	=	=	<p>Assumptions Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
3	=	=	=	L	=	=	<p>Assumptions Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
4	+	+	+	M	+	=	<p>Assumptions Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Plan.</p> <p>Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification</p> <p>Developments in the City Centre are highly accessible by sustainable transport methods such as walking and cycling. Any development in this area would provide an opportunity for residents to have a healthier lifestyle but does not make any direct provision for behavioural change towards a healthier lifestyle for residents within the city.</p>
5	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
6	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
7	+	+	+	H	++	=	<p>Assumptions</p> <p>Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Plan.</p> <p>Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification</p> <p>While not making provisions for the safeguarding of soil quantity and quality it does make provision for development within the City Centre which will predominantly be on brownfield land. This will have positive benefits on this SEA objective in the short, medium and long term with significant positive affect at a local level.</p>
8	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	=	+	+	M	+	=	<p>Assumptions Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification By directing development to the City Centre this policy has the potential to lead to an improvement in air quality in the City Centre. This is due to the connectivity of the City Centre to all other areas of the city being good, therefore there will be a reduced need to travel and when travel is required it would be more likely people would chose to use sustainable transport rather than the private car, which is a significant detractor of air quality. It is anticipated that there would be positive effects in the medium to long term through this policy, however it is likely that the policy would only have an impact at a very local level.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
14	+	+	++	M	++	=	<p>Assumptions Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification As mentioned in relation to SEA Objective 11, it is likely that by directing development to the city centre there will be a reduction in the need to travel for residents in the City and for any travel which would be needed could be done more effectively through the use of public transport or active travel. While not directly contributing to the provision of better opportunities for walking and cycling this Policy would ensure that the walking and cycling opportunities around the City Centre are better utilised. It is anticipated in the longer term there would be significant positive affect on this SEA objective in the longer term as it is dependant on what type of uses are developed in the city centre.</p>
15	+	+	+	M	+	=	<p>Assumptions Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is likely that this Policy would lead to a slightly positive impact on the historic environment in the in the short to long term. This would be due to any development within the City Centre being encouraged to re-use existing buildings especially those which have a local or historical significance, in line with national guidance. This would help to safeguard the historic environs of the City and provide opportunity for it to be enhanced.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
17	=	=	=	L	=	=	<p>Assumptions Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
18	=	=	=	L	=	=	<p>Assumptions Any proposal in the City Centre will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the City Centre has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the City Centre and this will be included in the relevant appendix to this SEA.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

The policy sets out support for development within the boundaries of Inverness City Centre. It is anticipated that this policy will have a significantly positive impact on SEA Objectives 7 and 14. It is anticipated that there would be no or limited negative impacts of this policy. Where approaches are anticipated to have a slight positive impact it is likely that a significantly positive affects will be achieved through the use of this policy in conjunction with other appropriate policies of this plan and the Inverness Local Plan.

While this is the case it is important to note that this policy should not be read and considered in isolation.

Policy 4 – Longman Core Development

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
2	=	=	=	L	=	=	<p>Assumptions Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
3	=	=	=	L	=	=	<p>Assumptions Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
4	+	+	+	M	+	+/-	<p>Assumptions Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Local Plan.</p> <p>Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA.</p> <p>Justification</p> <p>It is likely that there would be a slight positive impact on human health due to the area continuing to offer opportunities for employment which can improve social and mental wellbeing. Due to the location of the area the employment opportunities are within walking and cycling distance of many residential areas therefore this policy provides an opportunity for residents to have a healthier lifestyle.</p>
5	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
6	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
7	+	++	++	H	++	=	<p>Assumptions</p> <p>Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Local Plan.</p> <p>Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA.</p> <p>Justification</p> <p>It is anticipated that this policy will have a significant positive impact on the re-use of brownfield land in the medium to long term. This is anticipated as policy looks for redevelopment/renewal of the city's main industrial area where there is limited/no greenfield land, ensuring re-use of brownfield land will take place.</p>
8	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA.</p> <p>Justification While this policy promotes the re-development of an area which is in close proximity of residential areas which will encourage people to travel to/from the area by more sustainable modes of transport, the uses in the area may have a slight detrimental impact on air quality. However, as any proposal for development needs to comply with all relevant policies of the plan this should be able to be mitigated through the use of the policies on Air quality and pollution.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
14	+/-	+	++	H	+	+/-	Assumptions Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA. Justification The policy makes provisions for the production of a masterplan/development brief providing for improved linkages to the city, transport improvements, and effective pedestrian and cyclist movement. Give the types of uses currently located in the area and those which are likely to locate within the area it is unlikely that travel from these uses will be reduced through this policy, however due to its location travel to it from consumers may be reduced. It is likely that through a wider range of uses in this area that there significant opportunities for improved sustainable transport infrastructure through this policy. The policy makes specific reference to the creation of effective pedestrian and cycling movement throughout the area which aims to ensure better opportunities for walking and cycling with connections to the city. It is anticipated that these positive effects will be felt in the medium-long term as a masterplan/design brief is still to be prepared, it is anticipated that this will be completed by 2011.
15	=	=	=	L	=	=	Assumptions Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
16	=	=	=	L	=	=	Assumptions Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	Assumptions Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal in the Longman Core will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the Longman Core has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Longman Core and this will be included in the relevant appendix to this SEA. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

The policy sets out support for development within the Longman Core area of the City. It is anticipated that this policy will have a significantly positive impact on SEA Objectives 7 and 14 in light of the site being close to the City Centre and comprise of much previously land. It is anticipated that there would be no or limited negative impacts of this policy. Where approaches are anticipated to have a slight positive impact it is likely that a significantly positive affects will be achieved through the use of this policy in conjunction with other appropriate policies of this plan and the Inverness Local Plan. While this is the case it is important to note that this policy should not be read and considered in isolation.

Policy 5 – Former Longman Landfill Site

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
2	=	+	+	M	+	=	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is anticipated that the supplementary guidance prepared for this site will suitably assess the requirement for a contribution toward the green network as will the policy on green networks. However, the policy makes provision for the community/public open space could be one of a range of uses on the site, this would make a valuable contribution to the enhancement of the green network in the medium to longer term especially in areas where other types of development were not appropriate given the potential levels of contamination.</p>
3	=	=	=	L	=	=	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
4	=	=	=	L	=	=	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
5	+	+	++	M	++	+	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>Justification As previously stated in response to objective 2, the policy makes provision for community/public open space as part of the allocation as one of the potential uses on the site. At this point it is not known the exact scale of the open space provision on the site as this will largely depend on other factors, however it is anticipated that the open space on site will be fit for purpose and increase the quantity, quality and accessibility of open space in the wider area, where there will be a positive affect on this SEA objective, as well as within the site where it is anticipated there would be a significantly positive affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
6	+	+	+	M	+	+	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is anticipated that given the location of this site, and proximity to the city centre, that there will be significant opportunity to promote walking and cycling using the core path network to link the site not just with fit for purpose open space but also local facilities. The site also has potential to connect to the Inverness-Nairn Coastal Trail (part of the green network) which will enable the site to link to the wider countryside using a comprehensive path network.</p>
7	+	++	++	H	++	+	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>Justification This site is a significant area of brownfield land given its previous use as landfill for the city of Inverness and the wider highlands. This policy actively seeks its reuse and puts provisions in place to ensure that the potential of the site is considered taking into consideration the contamination issues. The supplementary guidance which is to be produced will ensure that the site is developed appropriately.</p>
8	+/-	+	++	H	++	+	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>Justification One of the uses of this site which has been identified is for an Energy from Waste (EfW) plant. This would facilitate the movement towards Zero Waste by limiting the amount of waste going to landfill. The policy does not make specific provision to support the minimisation of waste from the outset, however does make provision to support the use of the waste management hierarchy. It is anticipated that there will be significant positive affect on this SEA objective in the long term at a local level.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA. This SEA objective is best addressed by policies related to the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA. This SEA objective is best addressed by policies related t o the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>This SEA objective is best addressed through policies on air quality and pollution.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, as an EfW plant is a potential use of this site air quality will need to be considered through the supplementary guidance and through the determination of any planning application.</p>
12	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>This SEA objective is best addressed through policy on flooding. As part of the site assessment SEA flooding has been identified as a potential issue on the site.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	+/-	+/-	+	M	+	+/-	<p>Assumptions</p> <p>Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>The SEA objective is best addressed by Policy on renewable energy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification The allocation of this site with one of the potential uses of this site being for an EfW plant will ensure that the proportion of energy from renewable sources is increased. As this is the case it is likely that there will be a positive affect on this SEA objective in the long term at a local level.</p>
14	+	+	+	M	+	+/-	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>Justification Given the sites proximity to the city centre and employment areas, the potential uses of the site lend themselves to an opportunity to reduce the need to travel, increase use of sustainable transport methods and better opportunities for walking and cycling. This is likely to have a positive affect in the short term and then continue, this affect will be felt at a local level only.</p>
15	=	=	=	L	=	=	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA. This SEA objective is best addressed through policy on flooding. As part of the site assessment SEA flooding has been identified as a potential issue on the site. This SEA objective is best addressed by policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
17	=	=	=	L	=	=	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>This SEA objective is best addressed by policy on landscape.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
18	=	=	=	L	=	=	<p>Assumptions Any proposal on the former Longman Landfill site will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although the former Longman Landfill site has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the former Longman Landfill site and this will be included in the relevant appendix to this SEA.</p> <p>This SEA objective is best addressed by policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

Commentary

The policy sets out support for development within the Longman Core area of the City. It is anticipated that this policy will have a significantly positive affect on SEA Objectives 5, 7, and 8. This is in the light of the potential for significant provision of open space on the site in the longer term related to other uses, significant re-use of one of Inverness' largest areas of previously used land and as the policy is promoting the use of the site for uses including energy from waste plant it is likely to have a significant impact in the longer term on minimisation of waste going to landfill. In addition as the site is relatively close to the city centre linkages could be made to encourage a shift to more sustainable forms of travel. Where approaches are anticipated to have a slight positive impact it is likely that a significantly positive affects will be achieved through the use of this policy in conjunction with other appropriate policies of this plan and the Inverness Local Plan this would include on SEA objective 2, 6, and 13. While this is the case it is important to note that this policy should not be read and considered in isolation.

Policy 6 – Muirtown and South Kessock

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
2	=	=	=	L	=	=	<p>Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on green networks.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
3	=	=	=	L	=	=	<p>Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural,</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							built and cultural heritage. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
4	+/-	+	+	L	+	+/-	Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, given the proximity of this allocation to areas for recreation (both formal and informal) and local facilities it is anticipated that there will be opportunity for residents to have a more healthy lifestyle through the proximity to recreation opportunities and walking and cycle linkages to local facilities and beyond to the City Centre.
5	+/-	+/-	+/-	L	+/-	+/-	Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on open space and the Open Space in New Residential Supplementary Guidance. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. This policy does not make specific reference to open space provision, however if residential uses are to be located on the site then open space should be delivered in line with Open Space in New Residential: Supplementary Guidance. This will ensure that provision of high quality, fit for purpose, accessible open space is brought forward.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
6	=	=	=	L	=	=	<p>Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
7	+	+	++	M	++	=	<p>Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA.</p> <p>Justification This allocation is likely to involve significant re-use of brownfield land for the regeneration and renewal of the area. While major projects may come forward on some of the larger brownfield sites it is likely that smaller scale regeneration of sites will also occur, this is likely to have an ongoing positive affect on this SEA objective with affects being felt most significantly at a local level however, the affect may spread to neighbouring areas within the City of Inverness.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The affect on this SEA objective is best assessed through the policy on waste management. Any development in this area will need to consider the Waste Management in New Developments: Supplementary Guidance. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
9	=	=	=	L	=	=	Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policies on the water environment. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
10	=	=	=	L	=	=	Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policies on the water environment. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
11	+/-	+	+	M	+	+/-	Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policies on air quality and pollution</p> <p>Justification It is unlikely that there will be a significant affect on this SEA objective through implementation of this policy. However, in the medium to longer term it is anticipated that through improvements to the transport network congestion in the area will be reduced and therefore it is less likely that air quality issues in the area will be exacerbated by the emissions from transport.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. Other policies in the plan adequately cover the potential affects on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, through the designing for sustainability policy and accompanying supplementary guidance it is likely that proposals in this area will be brought forward taking into consideration the use of micro-renewables.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
14	+	+	++	M	++	=	<p>Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA.</p> <p>Justification As discussed in justification for SEA objective 4, the location of this site gives opportunities for an increase in walking and cycling to local facilities and the wider area. Through improvements to the transport network there would be benefit in encouraging more use of sustainable transport. These improvements are likely to be made gradually, with smaller scale improvements in the shorter term which will have a cumulative effect in the longer term leading to a significant positive affect in the long term at a local level.</p>
15	=	=	=	L	=	=	<p>Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal for the Muirtown/South Kessock allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Muirtown/South Kessock allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Muirtown/South Kessock allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

The policy sets out support for development within the Muirtown and South Kessock area of the City. It is anticipated that this policy will have a significantly positive affect on SEA Objectives 7 and 14 given the significant use of large vacant sites and smaller scale use of previously used land and proximity to the city centre. Where approaches are anticipated to have a slight positive impact it is likely that a significantly positive affects will be achieved through the use of this policy in conjunction with other appropriate policies of this plan and the Inverness Local Plan this would include on SEA objective 4 and 11 given the potential renewable of the area improving the social wellbeing of the area and

improvements to infrastructure reducing the potential issues related to poor air quality related to traffic congestion. While this is the case it is important to note that this policy should not be read and considered in isolation.

Policy 7 – Inshes and Raigmore

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
2	=	=	=	L	=	=	<p>Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on green networks.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
3	=	=	=	L	=	=	<p>Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural,</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							built and cultural heritage. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
4	=	+	+	L	+	=	Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, given the proximity of this allocation to areas for recreation (both formal and informal) and local facilities it is anticipated that there will be opportunity for residents to have a more healthy lifestyle through the proximity to recreation opportunities and walking and cycle linkages to local facilities and beyond to the City Centre.
5	+/-	+/-	+/-	L	+/-	+/-	Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on open space and the Open Space in New Residential Supplementary Guidance. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. This policy does not make specific reference to open space provision, however if residential uses are to be located on the site then open space should be delivered in line with Open Space in New Residential: Supplementary Guidance. This will ensure that provision of high quality, fit for purpose, accessible open space is brought forward.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
6	=	=	=	L	=	=	<p>Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
7	+	+	++	M	+	=	<p>Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA.</p> <p>Justification The development of this allocation will involve the re-use of much brownfield land in the local area to facilitate growth and improved transport infrastructure in the short, medium and long term. However the allocation will also involve limited land take of greenfield land. It is not anticipated that the allocation will lead to the removal of good quality soils, protect areas of importance for geodiversity, protect soil functions or protect carbon storage of peatland.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA). Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
9	=	=	=	L	=	=	Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policies on the water environment. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
10	=	=	=	L	=	=	Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policies on the water environment. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
11	=	=	=	L	=	=	Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on air quality and pollution. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, through transport infrastructure improvement it is likely that congestion will be reduced in the area and this would lead to a reduction in the traffic emissions in the area and therefore would not reduce air quality or exacerbate any existing air quality issues as receptors are not close to the existing transport pinch points.
12	=	=	=	L	=	=	Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. Other policies in the plan adequately cover the potential affects on this SEA objective.
13	=	=	=	L	=	=	Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on renewable energy. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, through the designing for sustainability policy and accompanying supplementary guidance it is likely that proposals in this area will be brought forward taking into consideration the use of micro-renewables.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
14	+	+	+	M	+	=	<p>Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policies on transport and access to the outdoors.</p> <p>Justification It is likely that given the proximity to the city centre and major centres of employment, the continued development of this area will lead to a significant reduction in travel in the medium to long term as growth is delivered. The policy also makes provision for improvements to the transport network which should also encourage an increase in the use of more sustainable transport methods.</p>
15	=	=	=	L	=	=	<p>Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal for the Inshes/Raigmore allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Inshes/Raigmore allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Inshes/Raigmore allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

The policy sets out support for re-development within the Raigmore and Inshes areas of the City. It is anticipated that this policy will have a significantly positive affect on SEA Objectives 7 given the cumulative affect of small scale regeneration of previously used land. Where approaches are anticipated to have a slight positive impact it is likely that a significantly positive affects will be achieved through the use of this policy in conjunction with other appropriate policies of this plan and the Inverness Local Plan this would include on SEA objective 4 and 14

given the potential renewable of the area improving the social wellbeing of the area and proximity to the city centre and major employments. While this is the case it is important to note that this policy should not be read and considered in isolation.

Policy 8 – Ness-side and Charleston

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	=	=		=	L	
2	=	=	=	L	=	=	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on green networks.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
3	=	=	=	L	=	=	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural,</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
4	=	=	+	L	+	=	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, given the proximity of this allocation to areas for recreation (both formal and informal) and local facilities it is anticipated that there will be opportunity for residents to have a more healthy lifestyle through the proximity to recreation opportunities and walking and cycle linkages to local facilities and beyond to the City Centre. It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
5	=	+	+	L	+	=	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA.</p> <p>Justification This policy does not make specific reference to open space provision, however if residential uses are to be located on the site then open space should be delivered in line with Open Space in New Residential: Supplementary Guidance. This will ensure that provision of high quality, fit for purpose, accessible open space is</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							brought forward.
6	=	=	=	L	=	=	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on open space and the Open Space in New Residential Supplementary Guidance.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
7	-	-	-	M	=	=	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policies on previously used land and peats and soils</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, given that the development of the sites allocated for potential development as part of this policy are largely green field sites the policy is not ensuring the re-use of brownfield land but actively seeks the use of greenfield land. It is therefore anticipated that while the policy does not encourage the removal of good quality soil or affect carbon storage of peatland, there will be a slight negative impact on this SEA objective in the short, medium and long term.</p>
8	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA.</p> <p>The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA).</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA.</p> <p>The affect on this SEA objective is best assessed through the policies on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan.</p> <p>Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA.</p> <p>The affect on this SEA objective is best assessed through the policies on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on air quality and pollution.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, through transport infrastructure improvement it is likely that congestion will be reduced in the area and this would lead to a reduction in the traffic emissions in the area and therefore would not reduce air quality or exacerbate any existing air quality issues.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. Other policies in the plan adequately cover the potential affects on this SEA objective.</p>
13	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The affect on this SEA objective is best assessed through the policy on renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, through the designing for sustainability policy and accompanying supplementary guidance it is likely that proposals in this area will be brought forward taking into consideration the use of micro-renewables.</p>
14	+	+	+	M	+	=	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policies on transport and access to the outdoors.</p> <p>Justification It is likely that given the proximity to the city centre the development of this area will lead to a significant reduction in travel in the medium to long term as development is delivered. The policy also makes provision for improvements to the transport network which should also encourage an increase in the use of more sustainable transport methods and walking and cycling as a river and canal crossing would facilitate a shorter walking/cycling route to reach areas of employment. It is anticipated that these allocations would include employment opportunities and local facilities which would further reduce the need to travel distances to use these facilities not just for residents of any new allocation but also the existing residential areas around these allocations.</p>
15	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
17	=	=	=	L	=	=	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
18	=	=	=	L	=	=	<p>Assumptions Any proposal for the Ness-side/Charleston allocation will be assessed using all of the relevant policies of this and the Inverness Local Plan. Although Ness-side/Charleston allocation has been previously identified in the Inverness Local Plan the allocation had previously not been subject to SEA. A site assessment will also be carried out for the Ness-side/Charleston allocation and this will be included in the relevant appendix to this SEA. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

Commentary

The policy sets out support for development of the remaining city expansion areas as allocated in the Inverness Local Plan. While it is not anticipated that this policy will have any significantly positive or negative effects on the SEA objective it is considered that some of the less significant positive effects may become significantly positive effects through the use of this policy in conjunction with other appropriate policies of this plan and the Inverness Local Plan this would include the positive effects on SEA objective 4, 5 and 14. In addition this approach may have a slight negative effect on the uptake of previously used land. While this is the case it is not feasible to only identify brown field sites for development. Suitable phasing should be utilised to ensure that brown field sites have been considered before the use of greenfield sites. It is important to note that this policy should not be read and considered in isolation.

Policy 9 – A96 Corridor – Phasing and Infrastructure.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through relevant SEA site assessments and mitigation will be identified.</p>
2	+	+	++	M	++	+	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification While not specifically mentioned the A96 Green Network is a key piece of infrastructure which needs to be phased in order for it to be appropriately delivered. However, much of this is done through the Green Networks: Supplementary Guidance rather than directly through this plan. The policy makes provision for each site is masterplanned and each phase needs to demonstrate how it relates back to this initial masterplan, this masterplan should include provision for a green network internally and make connections to the wider green network in the area. It is anticipated that there will be a positive affect on this SEA objective in the short-medium term however in the longer term it is anticipated there would be significant positive impact at a local level as the development continues in this area and so will the improvement to infrastructure in the area.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
3	=	=	=	L	=	=	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
4	=	+	+	M	+	=	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, through the delivery of improved/new infrastructure in the area it is anticipated that there will be slight positive affects on this SEA objective as the improved infrastructure will include open space and path networks which will provide opportunities of physical activity which can contribute toward a more healthy lifestyle. However this policy does not include any provision to change behaviours which is sometimes needed to encourage people to lead a healthier lifestyle.</p>
5	=	+	+	M	+	=	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on open space.</p> <p>Justification This policy does not make specific reference to open space provision, however if residential uses are to be located on the site then open space should be delivered in line with Open Space in New Residential: Supplementary Guidance. This will ensure that provision of high quality, fit for purpose, accessible open space is</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							brought forward. Open space would be considered as part of the infrastructure which needs to be phased at each stage of the development.
6	+	+	+	M	+	=	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policies on access to the outdoors and green networks.</p> <p>Justification Infrastructure to allow greater access to the wider countryside, the use of core paths to link fit for purpose open space, protection and enhancement of the existing path network are all covered by this policy without specific mention. Each site will be required to make appropriate provisions to ensure that this is delivered, this will be set out in developer requirements on each site.</p>
7	=	-	-	H	=	=	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation.</p> <p>Justification The development of the sites within the A96 corridor will largely be on green field sites the policy is not ensuring the re-use of brownfield land but actively seeks the use of greenfield land. It is therefore anticipated that while the policy does not encourage the removal of good quality soil or affect carbon storage of peatland, there will be a slight negative impact on this SEA objective in the longer term when it is anticipated that there will be a greater uptake of green field land. In the short to medium term it is anticipated that the use of green field land would be balanced against the re-use of brownfield land within the City of Inverness.</p>
8	+	+	++	M	+	+	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on waste management and Waste Management in New Developments: Supplementary Guidance (Subject to separate SEA).</p> <p>Justification The delivery of phased infrastructure is the key element of this policy and this will include waste infrastructure. This will be secured through the Waste Management in New Developments: Supplementary Guidance which actively seeks to ensure appropriate waste management is built in from the outset in order to support the minimisation of waste.</p>
9	=	+	+	M	+	=	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policies on the water environment.</p> <p>Justification It is anticipated that through the phased delivery of infrastructure, proposed by this policy, that appropriate drainage infrastructure will be included in new developments in the area, this will be achieved by the use of a separate policy on water and waste water treatment. This policy does not make specific provisions for the protection and enhancement of the water environment as this is adequately covered by other water environment related policies within the plan.</p>
10	=	+	+	M	=	=	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on water environment.</p> <p>Justification It is anticipated that through the phased delivery of sites and associated infrastructure that there will be a positive affect on this SEA objective in the longer term, however, this can only be achieved through appropriate</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							consideration of other policies in the plan. The policy does not actively seek to prevent soil sealing in new development but through the provision of phased infrastructure it is anticipated that there maybe opportunity to include infrastructure to enhance natural drainage.
11	=	=	=	L	=	=	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, through transport infrastructure improvement it is likely that congestion will be reduced in the area and this would lead to a reduction in the traffic emissions in the area and therefore would not reduce air quality or exacerbate any existing air quality issues.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
14	+	++	++	M	+	+	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through a range of other policies in the plan including travel.</p> <p>Justification It is anticipated that as most sites within this area will be mixed use there will be opportunity to reduce the need to travel. Also through the close proximity of developments it provides the opportunity for the provision of improved active travel links between places which will contribute to an increase in use of more sustainable travel methods. The phased development of new/improved infrastructure sought through this policy will ensure that opportunities are taken to provide the appropriate infrastructure.</p>
15	=	=	=	L	=	=	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
17	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

The policy sets out support for development of phased growth in the A96 Corridor subject to infrastructure improvements. It is anticipated that there will be a significantly positive affect on SEA objectives 2, 8 and 14 given that the policy requires the provision of interim infrastructure improvements which will pave the way for further improvements to be made to infrastructure such as the green network, waste management and transport in the medium to longer term. There are also a number of other less significant positive affects including on SEA objectives 5, 4,6,9 and 10. These may become more significant in the longer term if considered cumulatively with other policies of the plan. It is anticipated that there may be a slight negative affect on SEA objective 7 as the use of brownfield land is not being directly promoted but given that development is likely to be phased over longer periods it is unlikely to have a significant impact as renewal of the area may occur over time. It is important to note that this policy should not be read and considered in isolation.

Policy 10 – Beechwood Campus

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through the SEA site assessments and mitigation will be identified.</p>
2	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the green network, ensuring that the network is protected and enhanced.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities allow people to come in contact with and appreciate nature/natural environments this will be identified through the SEA site assessment.</p>
4	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities to protect and enhance human health these will be identified through the SEA site assessment.</p>
5	+	+	+	M	+	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the enhancement of quality, quantity and accessibility of open space on the site. This will form part of the green network and allow greater connection</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							between open spaces within and outwith the site.
6	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the protection and enhancement of the core paths network in within and outwith the site.</p>
7	-	-	-	M	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is likely that the implementation of this policy will have a slight negative affect on this SEA objective given the development of this allocation will lead to the development of green field land rather than re-use of brownfield land. Given that development of this site is phased over a number of years it is anticipated that there will be this slight negative affect in the short, medium and long term.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
9	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
14	+	+	+	M	+	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is anticipated due to the location of the allocation that it will reduce the need to travel significant distances, but more importantly it will ensure that an effective sustainable transport network is developed for this area thus potentially increasing the use of sustainable transport. The site will be required to protect and enhance the existing path network in the area therefore it will provide opportunity to deliver enhanced opportunities for walking and cycling.</p>
15	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
17	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

Commentary

This policy seeks a land allocation at Beechwood for the development of a campus and campus related uses. It is not anticipated that there will be any significantly positive or negative affects arising from this proposal however a number of SEA objectives may be positively affected including objective 2, 5, 6, and 14. It is anticipated that there may be a significantly positive affect when cumulative affects of other policies are taken into consideration. It is anticipated that there will be a negative affect on SEA objective 7 as the policy seeks development of greenfield land, this needs to be balanced against the need for a site for this type of use for sustainable economic growth which we understand is not a matter for SEA but a wider matter for consideration in the planning process. Appropriate mitigation will be identified through the site SEA assessment. It is important to note that this policy should not be read and considered in isolation.

Policy 11 – Inverness Retail and Business Park

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	=	=		=	L	
2	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the green network, ensuring that the network is protected and enhanced.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities allow people to come in contact with and appreciate nature/natural environments this will be identified through the SEA site assessment.</p>
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities to protect and enhance human health these will be identified through the SEA site assessment.</p>
5	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, this site will be expected to contribute toward the protection and enhancement of the green network and this may include some provision of open space within the site.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
6	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the protection and enhancement of the core paths network in within and outwith the site.</p>
7	-	-	-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is likely that the implementation of this policy will have a slight negative affect on this SEA objective given the development of this allocation will lead to the development of green field land rather than re-use of brownfield land. Given that development of this site is phased over a number of years it is anticipated that there will be this slight negative affect in the short, medium and long term.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on waste management and the Waste</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Management in New Development: Supplementary Guidance (subject to separate SEA). Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
9	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
10	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
11	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policies on air quality and pollution. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	12	=	=		=	L	
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
14	=	=	+	M	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification As this allocation is adjacent to an existing retail park it is not likely that further significant travel will be required on</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							top of journeys already taken, however it is not anticipated that this allocation will reduce travel. The implementation of this policy will have a cumulative affect with policies for allocations surrounding this one which will give a potentially positive impact by providing critical mass for a sustainable transport network. This would offer potential to increase the use of sustainable travel in the area. It would be appropriate for this site to provide active travel opportunities
15	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
17	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
18	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

Commentary

This policy seeks a land allocation at Inverness Retail and Business Park for bulk goods retail. It is not anticipated that there will be any significantly positive or negative affects arising from this proposal however a number of SEA objectives may be positively affected including objective 2, 6, and 14. It is anticipated that there may be a significantly positive affect when cumulative affects of other policies are taken into consideration. It is anticipated that there will be a negative affect on SEA objective 7 as the policy seeks development of greenfield land, this needs to be balanced against the need for a site for this type of use for sustainable economic growth which we understand is not a matter for SEA but a wider matter for consideration in the planning process. Appropriate mitigation will be identified through the site SEA assessment. It is important to note that this policy should not be read and considered in isolation.

Policy 12 – Stratton

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through the SEA site assessments and mitigation will be identified.</p>
2	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the green network, ensuring that the network is protected and enhanced leading to a slight positive impact in the at a local and regional scale.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities allow people to come in contact with and appreciate nature/natural environments this will be identified through the SEA site assessment.</p>
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities to protect and enhance human health these will be identified through the SEA site assessment.</p>
5	+	+	+	M	+	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, this site will be expected to contribute toward the protection and enhancement of the green network and this may include some provision of open space within the site.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
6	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the protection and enhancement of the core paths network in within and outwith the site and facilitate provision of a coastal trail, landward trail, tourist trail and north south links as part of a contribution towards the green network.</p>
7	-	-	-	M	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is likely that the implementation of this policy will have a slight negative affect on this SEA objective given the development of this allocation will lead to the development of green field land rather than re-use of brownfield land. Given that development of this site is phased over a number of years it is anticipated that there will be this slight negative affect in the short, medium and long term, rather than the significant loss of green field land within a shorter timeframe.</p>
8	+	+	+	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
9	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
14	=	+	++	M	++	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
15	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

This policy seeks a land allocation at Stratton for mixed use. It is anticipated that there will be significant positive effects on SEA objective 14 given the improvements to existing infrastructure to alleviate current issues and provision of new infrastructure to alleviate current issues and also prevent future transport infrastructure constraints related to the wider development of the area. A number of other SEA objectives may be positively affected including objectives 2, 5, 8 and 6. It is anticipated that there may be a significantly positive affect when cumulative affects of other policies are taken into consideration. It is anticipated that there will be a negative affect on SEA objective 7 as the policy seeks development of mainly greenfield land, this needs to be balanced against the need for a site for this type of use for sustainable economic growth and to meet housing need which we understand is not a matter for SEA but it is a wider matter for consideration in the planning process.

Appropriate mitigation will be identified through the site SEA assessment and has been included as part of this policy. It is important to note that this policy should not be read and considered in isolation.

Policy 13 - Tornagrain

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+/-	+/-		+/-	L	
2	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the green network, ensuring that the network is protected and enhanced.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
4	+/-	+/-	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification This policy may lead to the protection and enhancement of human health by providing opportunity to access areas for recreation and enhanced active travel networks. If there are further opportunities to protect and enhance human health these will be identified through the SEA site assessment.</p>
5	+	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the enhancement of quality, quantity and accessibility of open space on the site. This will form part of the green network and allow greater connection</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
6	+	+	+	M	+	+	<p>between open spaces within and outwith the site.</p> <p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the protection and enhancement of the core paths network in within and outwith the site.</p>
7	-	-	-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is likely that the implementation of this policy will have a negative affect on this SEA objective given the development of this allocation will lead to the development of green field land rather than re-use of brownfield land. Given that development of this site is phased over a number of years it is anticipated that there will be a slight negative affect in the short, medium and long term as the loss of green field land will be spread over a significant number of years rather than all at once.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>potential mitigation required.</p> <p>The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA).</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The affect on this SEA objective is best assessed through the policies on air quality and pollution. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
12	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
13	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
14	+	+	++	M	++	+/-	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							renewable energy. Justification It is anticipated that given the mix of uses and proximity to the future Inverness Airport Business Park that there will be opportunity to significantly reduce travel, as employment and local facilities will be within walking distance. Significant provision for an increase in sustainable transport will be required and will benefit the wider area including providing opportunities for improved sustainable transport connections to nearby smaller settlements in the longer term. It is anticipated that this site will provide better opportunities by connecting to the wider path network and contributing to the wider green network of the area. It is anticipated for these reasons that a significantly positive affect on this SEA objective will be apparent in the long term at a local level.
15	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
16	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

This policy seeks a land allocation at Tornagrain for mixed use. It is anticipated that there will be significant positive affects on SEA objective 14 given the improvements to existing infrastructure to alleviate current issues and provision of new infrastructure to alleviate current issues and also prevent future transport infrastructure constraints related to the wider development of the area. In terms of this specific proposal there will also be new employment opportunities, community facilities and other uses within the allocation leading to a walkable new settlement which should ensure a modal shift to more sustainable transport methods. A number of other SEA objectives may be positively affected including objectives 2, 4, 5, and 6. It is anticipated that there may be a significantly positive affect when cumulative affects of other policies are taken into consideration. It is anticipated that there will be a negative affect on SEA objective 7 as the policy seeks development of greenfield land, this needs to be balanced against the need for a site for this type of use for sustainable economic growth and to meet housing need which we understand is not a matter for SEA but it is a wider matter for consideration in the planning process. Appropriate mitigation will be identified through the site SEA assessment and has been included as part of this policy. It is important to note that this policy should not be read and considered in isolation.

Policy 14 – Whiteness

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through the SEA site assessments and mitigation will be identified.</p>
2	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the green network, ensuring that the network is protected and enhanced leading to a slight positive impact in the at a local and regional scale.</p>
3	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities allow people to come in contact with and appreciate nature/natural environments this will be identified through the SEA site assessment.</p>
4	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities to protect and enhance human health these will be identified through the SEA site assessment.</p>
5	+	+	+	M	+	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, this site will be expected to contribute toward the protection and enhancement of the green network and this may include some provision of open space within the site.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	6	+	+		+	M	
7	+/-	+	++	M	++	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is likely that the implementation of this policy will have a significantly positive impact in the longer term at a local level. Development on this site whether the housing element or for renewables related development will re-use a former fabrication yard, a significant area of brownfield land. For elements of the wider site there may be an uptake of some greenfield land however this will largely be for infrastructure related to the site.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA).</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, to ensure that there will be no significant affect, the allocation will be required to improve transport infrastructure to avoid congestion which will in turn avoid the build up of traffic emissions in any one area.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, if the housing element is not brought forward the Council will support renewables related development which may not directly increase the proportion on energy from renewable sources locally but it provides opportunity to utilise renewable energy at a regional scale.</p>
14	+/-	+	++	M	++	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification This allocation was for a mix of uses providing opportunity for people to live, work and play in the same location therefore reducing the need to travel compared to the current situation. Significant improvements were required as part of the planning permission to provide improved public transport infrastructure and provision for enhanced opportunities for active travel were also secured.</p>
15	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
17	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

This policy seeks a land allocation at Whiteness for mixed use. It is anticipated that there will be significant positive affects on SEA objective 14 given the improvements to existing infrastructure to alleviate current issues and provision of new infrastructure to alleviate current issues and also prevent future transport infrastructure constraints related to the wider development of the area. Also significant positive affects are anticipated on SEA objective 7 as there will be significant re-use of brownfield land as part of this allocation. A number of other SEA objectives may be positively affected including objectives 2, 5, and 6. It is anticipated that there may be a significantly positive affect when cumulative affects of other policies are taken into consideration. The policy aims to deliver sustainable economic growth and to meet housing need which we understand is not a matter for SEA but it is a wider matter for consideration in the planning process. Appropriate mitigation has been identified through the site SEA assessment and but has not been included as part of the policy as the site already has outline consent and the mitigation identified has been carried out or has been secured through condition. It is important to note that this policy should not be read and considered in isolation.

Policy 15 - Lochloy

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
2	=	=	=	L	=	=	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
3	=	=	=	L	=	=	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
4	=	=	=	L	=	=	Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
5	=	=	=	L	=	=	Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively. The impact of this policy and any mitigation required for this policy is best identified through the policies on open space and Open Space in New Residential Development: Supplementary Guidance. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
6	+/-	+/-	+/-	L	+/-	+/-	Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively.</p> <p>The impact of this policy and any mitigation required for this policy is best identified through the policies on access to the outdoors.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
7	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy, as this site is largely complete however over time the site has re-used some brownfield land but also used much greenfield land.</p>
8	=	=	=	L	=	=	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively. The impact of this policy and any mitigation required for this policy is best identified through the policies on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively. The impact of this policy and any mitigation required for this policy is best identified through the policies on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	=	=	=	L	=	=	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
12	=	=	=	L	=	=	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
14	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
15	=	=	=	L	=	=	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
17	=	=	=	L	=	=	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
18	=	=	=	L	=	=	<p>Assumptions Any additional proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required for any additional development on this site above what is already permitted. If no further development is permitted above what is already permitted, then no additional developer requirements will be required as it would be unreasonable to apply developer requirements retrospectively.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

Commentary

This policy supports the ongoing development of the land allocation at Lochloy for residential use. Given the site is largely built out or extant planning consent is in place with set conditions, it is not anticipated that this policy will have any significant impacts on the environment. The need to secure any additional mitigation has been assessed through the site SEA assessment and will be considered if a revised planning application is submitted following any lapse of the extant consent.

Policy 16 - Sandown

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+/-	+/-		+/-	L	
2	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, any proposal on this allocation will be required to contribute towards the protection and enhancement of the green network, through on-site and off-site elements of the network.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through the SEA site assessments and mitigation will be identified.</p>
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through the SEA site assessments and mitigation will be identified, these will include the provision of open space to provide opportunity for physical activity which can lead to an improvement in public health.</p>
5	+	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, this site will be expected to contribute toward the protection and enhancement of the green network and this may include some provision of open space within the site.
6	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the protection and enhancement of the core paths network in within and outwith the site and facilitate provision of a coastal trail, landward trail, tourist trail and north south links as part of a contribution towards the green network.</p>
7	-	-	-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is likely that the implementation of this policy will have a slight negative affect on this SEA objective given the development of this allocation will lead to the development of green field land rather than re-use of brownfield land. Given that development of this site is phased over a number of years it is anticipated that there will be this slight negative affect in the short, medium and long term, rather than the significant loss of green field land within a shorter timeframe.</p>
8	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA).</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, to ensure that there will be no significant affect, the allocation will be required to improve transport infrastructure and efficiently use existing infrastructure to avoid congestion which will in turn avoid the build up of traffic emissions in any one area.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
14	+/-	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is anticipated that as this allocation will include a mix of uses and given its proximity to existing facilities within the town of Nairn that there will be opportunity to reduce the need to travel. The implementation of this policy is closely linked to the Policy on Delnies and opportunities have been identified to deliver improvements to public transport networks which in turn should lead to an increased use of sustainable transport. In addition this allocation will be expected to contribute to the protection and enhancement of the existing path network in the area and given its proximity to local facilities it should significantly increase the opportunities for active travel. It is anticipated that these positive affects will be apparent in the medium to longer term as the sites are built out and the majority of infrastructure related to this and adjacent developments have been delivered. The affect is likely to be felt at a local scale but may also have a positive affect on the wider area in and around Nairn.</p>
15	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

This policy seeks a land allocation at Sandown for mixed use. It is not anticipated that there will be any significant affects on the SEA objectives. A number of other SEA objectives may be positively affected including objectives 2, 5, 6, and 14. It is anticipated that there may be a significantly positive affect when cumulative affects of other policies are taken into consideration. It is anticipated that there will be a negative affect on SEA objective 7 as the policy seeks development of mainly greenfield land, this needs to be balanced against the need for a site for this type of use for sustainable economic growth and to meet housing need which we understand is not a matter for SEA but it is a wider matter

for consideration in the planning process. Appropriate mitigation will be identified through the site SEA assessment and will be brought forward as part of any development brief for the site. It is important to note that this policy should not be read and considered in isolation.

Policy 17 - Delnies

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through the SEA site assessments and mitigation will be identified.</p>
2	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, any proposal on this allocation will be required to contribute towards the protection and enhancement of the green network, through on-site and off-site elements of the network.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through the SEA site assessments and mitigation will be identified.</p>
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through the SEA site assessments and mitigation will be identified, these will include the provision of open space to provide opportunity for physical activity which can lead to an improvement in public health.</p>
5	+	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, this site will be expected to contribute toward the protection and enhancement of the green network and this may include some provision of open space within the site.
6	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the protection and enhancement of the core paths network in within and outwith the site and facilitate provision of a coastal trail, landward trail, tourist trail and north south links as part of a contribution towards the green network.</p>
7	-	-	-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is likely that the implementation of this policy will have a slight negative affect on this SEA objective given the development of this allocation will lead to the development of green field land rather than re-use of brownfield land. Given that development of this site is phased over a number of years it is anticipated that there will be this slight negative affect in the short, medium and long term, rather than the significant loss of green field land within a shorter timeframe.</p>
8	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA).</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, to ensure that there will be no significant affect, the allocation will be required to improve transport infrastructure and efficiently use existing infrastructure to avoid congestion which will in turn avoid the build up of traffic emissions in any one area.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
14	+/-	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is anticipated that as this allocation will include a mix of uses and given its edge of settlement location opportunities to reduce travel should be utilised. The implementation of this policy is closely linked to the Policy and allocation for Sandown and opportunities should be utilised to deliver improvements to public transport networks which in turn should lead to an increased use of sustainable transport. In addition this allocation will be expected to contribute to the protection and enhancement of the existing path network in the area and given its proximity to local facilities it should significantly increase the opportunities for active travel. It is anticipated that these positive affects will be apparent in the medium to longer term as the sites are built out and the majority of infrastructure related to this and adjacent developments have been delivered. The affect is likely to be felt at a local scale but may also have a positive affect on the wider area to the west of Nairn.</p>
15	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

This policy seeks a land allocation at Delnies for mixed use. It is not anticipated that there will be any significant affects on SEA objectives A number of other SEA objectives may be positively affected including objectives 2, 5, 6 and 14. It is anticipated that there may be a significantly positive affect when cumulative affects of other policies are taken into consideration. It is anticipated that there will be a negative affect on SEA objective 7 as the policy seeks development of greenfield land. The policy aims to deliver sustainable economic growth and to meet housing need which we understand is not a matter for SEA but it is a wider matter for consideration in the planning process. Appropriate mitigation has

been identified through the site SEA assessment and has been included as part of the policy to ensure appropriate mitigation can be secured. It is important to note that this policy should not be read and considered in isolation.

Policy 18 – Nairn South

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through the SEA site assessments and mitigation will be identified.</p>
2	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the green network, ensuring that the network is protected and enhanced leading to a slight positive impact in the at a local and regional scale.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities allow people to come in contact with and appreciate nature/natural environments this will be identified through the SEA site assessment.</p>
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities to protect and enhance human health these will be identified through the SEA site assessment. This may include open space provision to increase opportunity to take part in physical activity which can contribute to a healthier lifestyle.</p>
5	+	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, this site will be expected to contribute toward the protection and enhancement of the green network and</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							this may include some provision of open space within the site, in line with the open space in new residential development: supplementary guidance.
6	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the protection and enhancement of the core paths network in within and outwith the site and facilitate provision of a coastal trail, landward trail, tourist trail and north south links as part of a contribution towards the green network.</p>
7	-	-	-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is likely that the implementation of this policy will have a slight negative affect on this SEA objective given the development of this allocation will lead to the development of green field land rather than re-use of brownfield land. Given that development of this site is phased over a number of years it is anticipated that there will be this slight negative affect in the short, medium and long term, rather than the significant loss of green field land within a shorter timeframe which may have a more significant impact.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA).</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
14	+/-	+	++	M	++	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification This policy and associated allocation forms an extension to the south side of Nairn, which may lead to an increase in traffic on the south side of the town. It is therefore appropriate that the policy requires significant improvements to the road infrastructure of the area to ensure a reduction in travel can be achieved. Given that the allocation is anticipated to consist of a mix of uses and is close to the town centre there is significant opportunity for this reduction in travel to occur. Any allocation in this area will be required to provide improved public transport infrastructure which should facilitate an increase in the use of sustainable transport methods. Active travel linkages towards the town centre are key to this allocation and will be set out as a developer requirement to enable better opportunities for walking and cycling. It is anticipated that the affects of this policy will be felt strongest in the longer term once the appropriate infrastructure has been put in place and has had time to have an affect on behavioural change, however this is not a direct aim of this policy. It is likely that the most benefit from this policy will be had within and in the immediate surrounds of this allocation however, it may be that the benefits spread more widely such as to Nairn town centre.</p>
15	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

This policy seeks a land allocation at Nairn South for mixed use. It is anticipated that there will be significant positive affect on SEA objective 14. This is due to the requirements for improved transport infrastructure which will alleviate existing traffic problems and prevent future traffic problems in the longer term. A number of other SEA objectives may be positively affected including objectives 2, 5, and 6. It is anticipated that there may be a significantly positive affect when cumulative affects of other policies are taken into consideration. . It is anticipated that there will be a negative affect on SEA objective 7 as the policy seeks development of greenfield land. The policy aims to deliver sustainable economic

growth and to meet housing need which we understand is not a matter for SEA but it is a wider matter for consideration in the planning process. Appropriate mitigation has been identified through the site SEA assessment and has been included as part of the policy to ensure appropriate mitigation can be secured. It is important to note that this policy should not be read and considered in isolation.

Policy 19 – Smaller Settlements in the A96 Corridor

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+/-	+/-		+/-	L	
2	+	+	++	M	++	+	<p>Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification The green network is not specifically mentioned but, like with the major sites in the A96 Corridor, it is a key piece of infrastructure which needs to be appropriately contributed to by all developments identified in the HwLDP's smaller settlements. They delivery mechanism for this however, lies outwith this policy. The policy makes provision for each site is masterplanned, this masterplan should include provision for a green network internally and make connections to the wider green network in the area. It is anticipated that there will be a positive affect on this SEA objective in the short-medium term however in the longer term it is anticipated there would be significant positive impact at a local level as the development continues, across the corridor generally not just the smaller settlements, and so will the improvement to infrastructure in the area.</p>
3	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan.</p> <p>A site assessment will also be carried out for each allocation identifying potential mitigation.</p> <p>The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
4	=	+	+	M	+	=	<p>Assumptions</p> <p>Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan.</p> <p>A site assessment will also be carried out for each allocation identifying potential mitigation.</p> <p>Justification</p> <p>It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, through the delivery of improved/new infrastructure in the area it is anticipated that there will be slight positive affects on this SEA objective as the improved infrastructure will include open space and path networks which will provide opportunities of physical activity which can contribute toward a more healthy lifestyle. However this policy does not include any provision to change behaviours which is sometimes needed to encourage people to lead a healthier lifestyle.</p>
5	=	+	+	M	+	=	<p>Assumptions</p> <p>Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan.</p> <p>A site assessment will also be carried out for each allocation identifying potential mitigation.</p> <p>The affect on this SEA objective is best assessed through the policy on open space and the Open Space in New Residential Developments: Supplementary Guidance.</p> <p>Justification</p> <p>This policy does not make specific reference to open space provision, however if residential uses are to be delivered on an allocation in one of the smaller settlements in the A96 Corridor then open space should be delivered in line with Open Space in New Residential: Supplementary Guidance. This will ensure that provision of</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							high quality, fit for purpose, accessible open space is brought forward. Open space would be considered as part of the infrastructure which needs to be phased at each stage of the development.
6	+	+	+	M	+	=	<p>Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policies on access to the outdoors and green networks.</p> <p>Justification Infrastructure to allow greater access to the wider countryside, the use of core paths to link fit for purpose open space, protection and enhancement of the existing path network are all covered by this policy without specific mention. Each site will be required to make appropriate provisions to ensure that this is delivered, this will be set out in developer requirements on each site.</p>
7	=	-	-	H	=	=	<p>Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation.</p> <p>Justification The development of the sites within the smaller settlements within the A96 corridor will largely be on green field sites the policy is not ensuring the re-use of brownfield land but actively seeks the use of greenfield land. It is therefore anticipated that while the policy does not encourage the removal of good quality soil or affect carbon storage of peatland, there will be a slight negative impact on this SEA objective in the short, medium and long term when it is anticipated that there will be a greater uptake of green field land. In the short to medium term it is anticipated that the use of green field land would be balanced against the re-use of brownfield land within the City of Inverness.</p>
8	+	+	++	M	+	+	<p>Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on waste management and Waste Management in New Developments: Supplementary Guidance (Subject to separate SEA). Justification The delivery of phased infrastructure is the key element of this policy and this will include waste infrastructure. This will be secured through the Waste Management in New Developments: Supplementary Guidance which actively seeks to ensure appropriate waste management is built in from the outset in order to support the minimisation of waste.</p>
9	=	+	+	M	+	=	<p>Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policies on the water environment. Justification It is anticipated that through the phased delivery of infrastructure, proposed by this policy, that appropriate drainage infrastructure will be included in new developments in the area, this will be achieved by the use of a separate policy on water and waste water treatment. This policy does not make specific provisions for the protection and enhancement of the water environment as this is adequately covered by other water environment related policies within the plan.</p>
10	=	+	+	M	=	=	<p>Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on water environment. Justification It is anticipated that through the phased delivery of sites and associated infrastructure that there will be a positive</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							affect on this SEA objective in the longer term, however, this can only be achieved through appropriate consideration of other policies in the plan. The policy does not actively seek to prevent soil sealing in new development but through the provision of phased infrastructure it is anticipated that there maybe opportunity to include infrastructure to enhance natural drainage.
11	=	=	=	L	=	=	<p>Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, through transport infrastructure improvement it is likely that congestion will be reduced in the area and this would lead to a reduction in the traffic emissions in the area and therefore would not reduce air quality or exacerbate any existing air quality issues.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through a range of other policies in the plan including</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							renewable energy. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
14	+	++	++	M	+	+	Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through a range of other policies in the plan including travel. Justification It is anticipated that as most sites within this area will be mixed use there will be opportunity to reduce the need to travel. Also through the proximity of developments it provides the opportunity for the provision of improved active travel links between places which will contribute to an increase in use of more sustainable travel methods.
15	=	=	=	L	=	=	Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
16	=	=	=	L	=	=	Assumptions Any proposal for development on allocations within the A96 corridor will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

The policy sets out support for the re-allocation and early completion of expansion sites identified in the adopted plans subject to masterplanning. It is anticipated that there will be a significantly positive affect on SEA objectives 2, and 8 given that the policy requires the comprehensive masterplanning to address the community needs which will include contributions toward the green network and waste infrastructure which will facilitate in the minimisation of waste as in some of these smaller settlements these facilities do not already There are also a number of other less significant positive affects including on SEA objectives 4, 5, 6, 9, 10 and 14. These may become more significant in the longer term if considered cumulatively with other policies of the plan. It is anticipated that there may be a slight negative affect on SEA objective 7 as the use of brownfield land is not being directly promoted but given that development is likely to be phased over longer periods. It is also important that growth happens in these smaller areas to balance the against the growth of the larger surrounding settlements to ensure they can continue to thrive. It is important to note that this policy should not be read and considered in isolation.

Policy 20 – Croy Expansion

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through the SEA site assessments and mitigation will be identified.</p>
2	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the green network, ensuring that the network is protected and enhanced leading to a slight positive impact in the at a local and regional scale.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities to protect and enhance human health these will be identified through the SEA site assessment. This may include open space provision to increase opportunity to take part in physical activity which can contribute to a healthier lifestyle.</p>
5	+	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, this site will be expected to contribute toward the protection and enhancement of the green network and</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							this may include provision of open space within the site, in line with open space in new residential developments.
6	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the protection and enhancement of the core paths network in within and outwith the site and facilitate provision of a coastal trail, landward trail, tourist trail and north south links as part of a contribution towards the green network.</p>
7	-	-	-	M	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is likely that the implementation of this policy will have a slight negative affect on this SEA objective given the development of this allocation will lead to the development of green field land rather than re-use of brownfield land. Given that development of this site is phased over a number of years it is anticipated that there will be this slight negative affect in the short, medium and long term, rather than the loss of green field land within a shorter timeframe which may have a more significant impact.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA).</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
14	+/-	+/-	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification</p> <p>This policy and associated allocation forms an extension to Croy and would potentially provide a mix of uses which may provide opportunity for the reduction in travel as some local services will be located within the village and therefore travel out with the village for these services will be reduced. It is not anticipated however that a large scale employer would be located as part of this allocation therefore much travel out of the settlement will remain. Improved public transport infrastructure and active travel linkages to other settlements and developments nearby will be a requirement of any development on this site. It is therefore anticipated that while there will be some reduction in travel, it is likely that there would be an increase in use of sustainable and active travel this would lead to a positive impact on this SEA objective in the longer term at a local level.</p>
15	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
18	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

Commentary

This policy seeks to allocate land for mixed use expansion of Croy. While it is not anticipated that there will be any significant environmental affects, there will be a number of environmental affects including on SEA objective 2, 5, 6 and 14. In the longer term and in use with other policies of this plan it is anticipated that these may become significantly positive affects. It is anticipated that there may be a slight negative affect on SEA objective 7 as the development is on greenfield land. While this is the case there are no opportunities for the growth of this settlement which could be accommodated on previously used land. An SEA site assessment has been carried out and mitigation identified through this has been included in the policy covering this allocation. Given the allocation is phased over a longer period it is not anticipated that there will be a significant negative affect. It is important to note that this policy should not be read and considered in isolation.

Policy 21 – Culloden Moor Expansion

Please note following examination of the Highland-wide Local Development Plan the original Policy 21 (Culloden Moor) was deleted. Therefore all of the policy numbers following this were renumbered This Assessment is included for completeness.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	L	-	-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through the SEA site assessments and mitigation will be identified.</p>
2	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the green network, ensuring that the network is protected and enhanced leading to a slight positive impact in the at a local and regional scale.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, cultural and heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities for people to come in contact with and appreciate nature/natural environments this will be identified through the SEA site assessment.</p>
4	+/-	+/-	+/-		+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities to protect and enhance human health these will be identified through the SEA site assessment. This may include open space provision to increase opportunity to take part in physical activity which can contribute to a healthier lifestyle.</p>
5	+	+	+			+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on open</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							space and Open Space in the Residential Development Supplementary Guidance. Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, this site will be expected to contribute towards the protection and enhancement of the green network and this may include the provision of open space within the site in line with open space in new residential developments.
6	+	+	+	M	+		Assumptions Any proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors. Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of the site will be required to contribute to the protection and enhancement of the core paths network in and around the site and facilitate provision of a coastal trail, landward trail, tourist trail and north south links as part of a contribution towards the green network.
7	-	-	-	M	+/-		Assumptions Any proposals for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is likely that the implementation of this policy will have a slight negative affect on this SEA objective given the development of this allocation will lead to the development of green field land rather than re-use of brownfield land. Given that development of this site is phased over a number of years it is anticipated that there will be this slight negative affect in the short, medium and long term, rather than the loss of green field land within a shorter

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
8	=	=	=	L	=	=	<p>timeframe which may have a more significant impact.</p> <p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The effect on this SEA objective is best assessed through the policy on waste management and the Waste Management in Local Development Scheme Supplementary Guidance (subject to separate SEA).</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumption Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The effect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The effect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The effect on this SEA objective is best assessed through a range of other policies on air quality and pollution.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, to ensure that there will be no significant effect, the allocation will be required to improve transport infrastructure to avoid congestion which will in turn avoid the build up of traffic emissions in any one area.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The effect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The effect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
14	+/-	+/-	+	M	+	+	<p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p> <p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification This policy and associated mixed use allocation forms an extension to Culloden Moor. This allocation provides opportunity for a critical mass to be reached in the settlement which may lead to provision of local services. It is not anticipated, however that a large scale employer would be located as part of this allocation therefore much travel out of the settlement will remain. Improved public transport infrastructure and active travel linkages to other settlements and developments nearby will be a requirement of any development on this site. It is therefore anticipated that while there will be some reduction in travel, it is likely that there would be an increase in use of sustainable and active travel this would lead to a positive impact on this SEA objective in the longer term at a local level.</p>
15	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							relevant adopted local plans. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plans. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plans. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

This policy seeks to allocate land for residential development of Culloden Moor. While it is not anticipated that there will be any significant environmental effects, there will be a number of environmental effects including on SEA objective 2, 5, 6 and 14. In the longer term and in use with other policies of this plan it is anticipated that these may become significantly positive effects. It is anticipated that there may be a slight negative affect on SEA objective 7 as the development is on greenfield land. While this is the case there are no opportunities for the growth of this settlement which could be accommodated on previously used land. Given the allocation is phased over a longer period it is not anticipated

that there will be a significant negative affect. An SEA site assessment has been carried out and mitigation identified through this has been included in the policy covering this allocation. It is important to note that this policy should not be read and considered in isolation.

Policy 21 – Ardersier Expansion

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+/-	+/-		+/-	L	
2	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the green network, ensuring that the network is protected and enhanced leading to a slight positive impact in the at a local and regional scale.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities allow people to come in contact with and appreciate nature/natural environments this will be identified through the SEA site assessment.</p>
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities to protect and enhance human health these will be identified through the SEA site assessment. This may include open space provision to increase opportunity to take part in physical activity which can contribute to a healthier lifestyle.</p>
5	+	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, this site will be expected to contribute toward the protection and enhancement of the green network and</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							this may include provision of open space within the site, in line with open space in new residential developments.
6	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the protection and enhancement of the core paths network in within and outwith the site and facilitate provision of a coastal trail, landward trail, tourist trail and north south links as part of a contribution towards the green network.</p>
7	-	-	-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is likely that the implementation of this policy will have a slight negative affect on this SEA objective given the development of this allocation will lead to the development of green field land rather than re-use of brownfield land. Given that development of this site is phased over a number of years it is anticipated that there will be this slight negative affect in the short, medium and long term, rather than the loss of green field land within a shorter timeframe which may have a more significant impact.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA).</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>potential mitigation required. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, to ensure that there will be no significant affect, the allocation will be required to improve transport infrastructure to avoid congestion which will in turn avoid the build up of traffic emissions in any one area.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
14	+/-	+/-	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification</p> <p>This policy and associated mixed use allocation forms a comprehensive extension to Ardersier. It is anticipated that this allocation will provide additional capacity in existing infrastructure which in time may facilitate a reduction in travel. This will need to be accompanied by the provision of additional services and employment in the settlement to enable a significant reduction in travel, however given the settlements location in relation to existing services this may not be appropriate. Any development on this allocation will be required to contribute toward the improvement of sustainable transport infrastructure, and active travel linkages.</p>
15	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
17	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
18	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

Commentary

This policy seeks to allocate land for mixed use expansion of Ardersier. While it is not anticipated that there will be any significant environmental affects, there will be a number of environmental affects including on SEA objective 2, 5, 6 and 14. In the longer term and in use with other policies of this plan it is anticipated that these may become significantly positive affects. It is anticipated that there may be a slight negative affect on SEA objective 7 as the development is on greenfield land. While this is the case there are no opportunities for the growth of this settlement which could be accommodated on previously used land. Given the allocation is phased over a longer period it is not anticipated that there will be a significant negative affect. An SEA site assessment has been carried out and mitigation identified through this has been included in the policy covering this allocation. It is important to note that this policy should not be read and considered in isolation.

Policy 22 - Cawdor Expansion

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+/-	+/-		+/-	L	
2	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the green network, ensuring that the network is protected and enhanced leading to a slight positive impact in the at a local and regional scale.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities to protect and enhance human health these will be identified through the SEA site assessment. This may include open space provision to increase opportunity to take part in physical activity which can contribute to a healthier lifestyle.</p>
5	+	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, this site will be expected to contribute toward the protection and enhancement of the green network and</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							this may include provision of open space within the site, in line with open space in new residential developments.
6	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the protection and enhancement of the core paths network in within and outwith the site and facilitate provision of a coastal trail, landward trail, tourist trail and north south links as part of a contribution towards the green network. This site will be required to provide direct provision towards the green network.</p>
7	-	-	-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is likely that the implementation of this policy will have a slight negative affect on this SEA objective given the development of this allocation will lead to the development of green field land rather than re-use of brownfield land. Given that development of this site is phased over a number of years it is anticipated that there will be this slight negative affect in the short, medium and long term, rather than the loss of green field land within a shorter timeframe which may have a more significant impact. In addition to this the allocation will ensure the re-use of some brownfield land in and around the village centre.</p>
8	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA).</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
14	+	+	++	M	++	+/-	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The affect on this SEA objective is best assessed through a range of other policies in the plan including travel.</p> <p>Justification</p> <p>This policy and associated mixed use allocation to Cawdor will form a substantial expansion of the existing village and may include a range of uses including residential, commercial and leisure uses. If this is the case there will be some reduction in travel due to more local services being located in the village. Given the scale of this allocation it is anticipated that improved and additional sustainable travel opportunities will be provided and linkages between local facilities and other near by small communities will also be significantly improved through provision of improved active travel linkages, promoting the use of walking and cycling as a means of travel between local facilities and nearby settlements.</p>
15	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
16	=	=	=	L	=	=	<p>Assumptions</p> <p>Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
18	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

Commentary

This policy seeks to allocate land for mixed use masterplanned expansion of Cawdor. It is anticipated that there will be significant environmental affect on SEA objective 14. This is due to significant improvements to the transport infrastructure (including sustainable transport infrastructure) in and around the settlement which will be required to be brought forward as mitigation for any development in this area, leading to localised significantly positive affects in the longer term. There will also be a number of lesser environmental affects including on SEA objective 2, 5 and 6. In the longer term and in use with other policies of this plan it is anticipated that these may become significantly positive affects. It is anticipated that there may be a slight negative affect on SEA objective 7 as the development is on greenfield land. While this is the case there are limited opportunities for the growth of this settlement which could be accommodated on previously used land, however it is anticipated that these will be utilised in the masterplanning of the proposal. Given the allocation is phased over a longer period it is not

anticipated that there will be a significant negative affect. An SEA site assessment has been carried out and mitigation identified through this has been included in the policy covering this allocation. It is important to note that this policy should not be read and considered in isolation.

Policy 23 – Nigg Yard

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website. It is recognised that the allocation is close to a number of a number of designated wildlife sites, valuable habitats and protected species however, the impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through the SEA site assessments and mitigation will be identified.</p>
2	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
5	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.
6	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
7	+	++	++	H	++	++	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website.</p> <p>Justification Nigg Yard is a significant area of brownfield land in Highland, therefore its re-use is promoted through this policy and associated land allocation is likely to have a significantly positive impact on this SEA objective in the medium to long term at both a local and regional level.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
9	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, any development at this location will need to consider its proximity to the waters edge and the uses at this location will need to ensure there is no detrimental impact on the water environment.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
11	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
13	+/-	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification It is anticipated that this land allocation has the potential to have an impact on increasing the proportion of energy from renewable sources through the promotion of the allocation as an area capable for use for the manufacture of renewable energy infrastructure.</p>
14	+/-	+	++	M	++	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website. The affect on this SEA objective is best assessed through a range of other policies in the plan including travel.</p> <p>Justification This policy promotes Nigg Yard as an area for major employment. It is anticipated that this would lead to the opportunity to reduce travel primarily in the Easter Ross area as employment opportunities will be closer to centres of population in this area rather than travelling further a field which is most likely currently the case. If the aspiration of this policy and associated land allocation is met then there will be a need to improve sustainable transport infrastructure in the area. Given the distance to the major centres of population it is unlikely that this policy and associated allocation will actively encourage walking and cycling connections.</p>
15	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
16	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
17	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
18	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. An SEA for the Nigg Masterplan has been prepared and is available on the Council's Website.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.

Commentary

This policy seeks to allocate land to facilitate the delivery of the Nigg Masterplan (subject to a separate SEA process). It is anticipated that there will be significant positive affects on SEA objectives 7 and 14. This is due to the significant re-use of previously used land and the provision of a significant employment opportunity in the easter ross area reducing the need for travel longer distances for employment. It is anticipated that there will be lesser positive affects on objective 13 as well as the allocation has potential to provide a base for production for renewable energy infrastructure which may lead to a positive impact on the production of energy from renewable sources in the longer term. An SEA site assessment has been carried out but mitigation identified through this has not been included in the policy covering this allocation as it has been addressed through the Nigg Masterplan. It is important to note that this policy should not be read and considered in isolation.

Policy 24 - Dounreay

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+/-	+/-		+/-	L	
2	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
3	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
4	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
5	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.
6	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
7	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process.</p> <p>Justification The policy encourages the continued decommissioning, remediation and phasing of these on the site. Once these works have been completed it is anticipated that this site will be re-used inline with the provisions set out in the Planning Framework for Dounreay.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process. The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA).</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
14	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process. The affect on this SEA objective is best assessed through a range of other policies in the plan including travel.</p> <p>Justification It is unlikely that this policy and associated allocation will have an impact on the need to travel as it is ensuring the decommissioning of the site which may involve particular vehicular movements, therefore it would be not be possible to reduce travel at this allocation/policy without potentially having a detrimental impact on the way in which the development needs to operate.</p>
15	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, there will be opportunity to ensure protection of the historic environment as elements of the site are key to the areas heritage these may be afforded protection through other policies of this plan. The Site Assessment SEA will identify any particular mitigation required.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
16	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
17	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
18	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The revision of the Planning Framework for Dounreay will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>

Commentary

This policy supports the ongoing decommissioning work at Dounraey, facilitated by a framework plan. It is not anticipated that this policy will have any significant environmental affects but is likely to have a positive affect on SEA objective 7, as brownfield land is being decommissioned and being potentially brought back for reuse and SEA objective 15, as part of the policy and the emerging update to the Dounraey Development Framework seeks to ensure the historic and cultural elements of the former nuclear site are retained. An SEA site assessment has been carried out and mitigation identified through this is addressed in detail in the Dounraey Development Framework. It is important to note that this policy should not be read and considered in isolation.

Policy 25 – John O’Groats

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+/-	+/-		+/-	L	
2	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O’Groats Masterplan will be subject to a separate SEA process. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
3	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
4	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
5	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.
6	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
7	+	+	+	M	++	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process.</p> <p>Justification The policy encourages the redevelopment of John O'Groats in line with a masterplan which has already been prepared. It will involve significant re-use of existing buildings and spaces on the site. There will be some development of greenfield land, but the most intensive uses will be on areas which have had previous uses.</p>
8	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process. The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA). Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process. The affect on this SEA objective is best assessed through the policy on the water environment. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process. The affect on this SEA objective is best assessed through the policy on the water environment Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
14	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process. The affect on this SEA objective is best assessed through a range of other policies in the plan including travel.</p> <p>Justification It is unlikely that this policy and associated allocation will have an impact on the need to travel as it aims to ensure the appropriate re-development of a popular tourist destination, where one of its unique selling points is you need to travel to get there. It will however be appropriate to ensure that provisions are made for people who do wish to travel to the area by more sustainable methods. This mitigation will be identified through the Site Assessment SEA.</p>
15	+/-	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, there will be opportunity to ensure protection of the historic environment. There are listed buildings on the site and these will need to be taken into consideration in any application on the allocation. Mitigation will be</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							identified through a site assessment SEA.
16	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
17	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy given the types of uses proposed for this allocation.</p>
18	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The John O'Groats Masterplan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							given the types of uses proposed for this allocation.

Commentary

This policy supports the ongoing masterplanning work at John O’Groats, which has had contribution from the Council. It is not anticipated that this policy will have any significant environmental affects but is likely to have a positive affect on SEA objective 7, as brownfield land is being reused to facilitate the regeneration of place and SEA objective 15, as the masterplan will play a role in conserving the built and cultural heritage of the area given its status as a national destination. An SEA site assessment has been carried out and mitigation identified through this will be addressed in detail in the adopted version of the John O’Groats Masterplan. It is important to note that this policy should not be read and considered in isolation

Policy 26 - Castletown

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage. The Castletown Masterplan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which will be identified through the SEA site assessments and mitigation will be identified.</p>
2	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance. The Castletown Masterplan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the green network, ensuring that the network is protected and enhanced leading to a slight positive impact in the at a local and regional scale.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage. The Castletown Masterplan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities allow people to come in contact with and appreciate nature/natural environments this will be identified through the SEA site assessment.</p>
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The Castletown Masterplan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities to protect and enhance human health these will be identified through the SEA site assessment. This may include open space provision to increase opportunity to take part in physical activity which can contribute to a healthier lifestyle.</p>
5	+	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on open</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>space and Open Space in New Residential Development: Supplementary Guidance. The Castletown Masterplan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, this site will be expected to contribute toward the protection and enhancement of the green network and this may include provision of open space within the site, in line with open space in new residential developments.</p>
6	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors. The Castletown Masterplan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, the development of this site will be required to contribute to the protection and enhancement of the core paths network in within and outwith the site.</p>
7	-	-	-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The Castletown Masterplan will be subject to a separate SEA process.</p> <p>Justification It is likely that the implementation of this policy will have a slight positive affect on this SEA objective given the development of this allocation will lead to the development of some brownfield land but there will also be</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							significant uptake of greenfield land. It is anticipated that development of this site will be phased over a long period of time therefore the impact of development on greenfield land will not be as prevalent as if it was all built out all at once giving the soil and other systems on the site opportunity to adjust.
8	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The Castletown Masterplan will be subject to a separate SEA process. The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA).</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
9	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The Castletown Masterplan will be subject to a separate SEA process. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, to ensure that there will be no significant affect, the allocation will be required to improve transport infrastructure to avoid congestion which will in turn avoid the build up of traffic emissions in any one area.</p>
12	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. The Castletown Masterplan will be subject to a separate SEA process. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The Castletown Masterplan will be subject to a separate SEA process.</p> <p>The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification</p> <p>It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
14	+	+	+	M	++	+/-	<p>Assumptions</p> <p>Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p> <p>The Castletown Masterplan will be subject to a separate SEA process.</p> <p>The affect on this SEA objective is best assessed through a range of other policies in the plan including travel.</p> <p>Justification</p> <p>This policy and associated allocation at Castletown will form a substantial expansion of the existing village and may include a range of uses including residential, commercial and leisure uses. If this is the case there will be some reduction in travel due to more local services being located in the village. However, most larger services will continue to be located in nearby Thurso. It is anticipated that improved and additional sustainable travel opportunities will be provided and linkages between local facilities and Thurso will also be significantly improved through provision of improved active travel linkages, promoting the use of walking and cycling as a means of travel between local facilities and nearby settlements.</p>
15	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions</p> <p>Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, where an impact on the historic environment is identified, appropriate mitigation will be identified through a site assessment SEA.
16	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	=	=	=	L	=	=	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. A SEA site assessment has been carried out for this allocation identifying and site specific issues and any potential mitigation required. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

This policy supports the ongoing masterplanning work at Castletown, which has had contribution from the Council. It is not anticipated that this policy will have any significant environmental affects but is likely to have a positive affect on a number of SEA objectives including 2 ,5, 6 and 14. It is anticipated that brownfield land will be redeveloped alongside greenfield land which ensures a significantly adverse affect on SEA objective 7 is avoided. An SEA site assessment has been carried out and mitigation identified through this will be a key consideration in determining any planning application within this area. It is important to note that this policy should not be read and considered in isolation.

Policy 27 – Masterplanned Proposals in Caithness

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+/-	+/-		+/-	L	
2	+	+	+	M	+	+	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan. The affect on this SEA objective is best assessed through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification The green network is not specifically mentioned but it is a key piece of infrastructure which needs to be appropriately contributed to by all developments. The delivery mechanism for this however, lies outwith this policy. The policy makes provision for each site is masterplanned, this masterplan should include provision for a green network internally and make connections to the wider green network in the area. It is anticipated that there will be a positive affect on this SEA objective in the short/medium/long term.</p>
3	=	=	=	L	=	=	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However if there are suitable opportunities to protect and enhance human health these will be identified through the SEA site assessment. This may include open space provision to increase opportunity to take part in physical activity which can contribute to a healthier lifestyle.
5	+	+	+	M	+	=	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan. The affect on this SEA objective is best assessed through the policy on open space and the Open Space in New Residential Developments: Supplementary Guidance.</p> <p>Justification This policy does not make specific reference to open space provision, however if residential uses are to be delivered then open space should be delivered in line with Open Space in New Residential: Supplementary Guidance. This will ensure that provision of high quality, fit for purpose, accessible open space is brought forward. Open space would be considered as part of the infrastructure which needs to be phased at each stage of the development.</p>
6	+	+	+	M	+	=	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan. The affect on this SEA objective is best assessed through the policies on access to the outdoors and green networks.</p> <p>Justification Infrastructure to allow greater access to the wider countryside, the use of core paths to link fit for purpose open space, protection and enhancement of the existing path network are all covered by this policy without specific mention. Each site will be required to make appropriate provisions to ensure that this is delivered, this will be set out in developer requirements on each site.</p>
7	=	=	=	M	=	=	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is anticipated that the development of masterplanned proposals in Caithness will largely be on green field sites however it is anticipated that proposals may also be on brownfield land. The policy does not intend to make this the case but given that potential difficulties with masterplanning proposals this may be an offshoot of this policy. However, as this policy should be read alongside other policies of the plan then this should not be the case. It is therefore anticipated that while the policy does not encourage the removal of good quality soil or affect carbon storage of peatland, that there may be either a positive or negative impact on this SEA objective as a result of this policy.
8	+	+	+	M	+	+	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan. The affect on this SEA objective is best assessed through the policy on waste management and Waste Management in New Developments: Supplementary Guidance (Subject to separate SEA).</p> <p>Justification Through comprehensive masterplanning this policy should include consideration of all appropriate infrastructure include waste infrastructure. This will be secured through the Waste Management in New Developments: Supplementary Guidance which actively seeks to ensure appropriate waste management is built in from the outset in order to support the minimisation of waste.</p>
9	=	+	+	M	+	=	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan. The affect on this SEA objective is best assessed through the policies on the water environment.</p> <p>Justification It is anticipated that through the masterplanning of developments that appropriate drainage infrastructure will be included in new developments in the area, this will be achieved by the use of a separate policy on water and waste water treatment. This policy does not make specific provisions for the protection and enhancement of the water environment as this is adequately covered by other water environment related policies within the plan.</p>
10	=	+	+	M	=	=	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan. The affect on this SEA objective is best assessed through the policy on water environment.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	=	=	=	L	=	=	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
12	=	=	=	L	=	=	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
13	=	=	=	L	=	=	<p>Assumptions Any proposal for development on allocations within the Smaller Settlements of the A96 Corridor will be assessed using all of the relevant policies of this plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
14	+	+	+	M	+	+	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan. The affect on this SEA objective is best assessed through a range of other policies in the plan including travel.</p> <p>Justification It is anticipated that as most sites within this area will be mixed use there will be opportunity to reduce the need to travel.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
15	=	=	=	L	=	=	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, where historic environment features are within masterplanned areas then they should be fully considered.</p>
16	=	=	=	L	=	=	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
17	=	=	=	L	=	=	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
18	=	=	=	L	=	=	<p>Assumptions Any masterplanned proposal in Caithness will be assessed using all of the relevant policies of this plan. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

Commentary

This policy seeks to support comprehensively masterplanned proposals in Caithness. This policy seeks to ensure sustainable growth can happen in this area given that the plan is significantly out of date and does not meet the needs of the area. It is likely that this policy will have a number of positive affects which when used in conjunction with other policies of this plan may have a significantly positive cumulative affect. This includes SEA objective 2, 5,6, 8, 9 and 10 where the policy seeks to ensure that through the masterplanning process improved infrastructure can be delivered to address local needs. It is anticipated that there may be both positive and negative affects on SEA objective 7 as it is unknown where the proposals will be and they may be brought forward on brownfield or greenfield land.

Policy 28 – Sustainable Design

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	M	+	+/-	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is likely that this policy will have a positive affect on this SEA objective as it requires impact on habitats and species. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated green networks: supplementary guidance</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
4	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification This policy is likely to have a positive affect on human health in the short, medium and long term at a local and regional level. Through compliance with this policy there would be significant opportunity to deliver benefits to human health in terms of physical, mental and social wellbeing, if developments could demonstrate a positive affect on the criteria set out in the policy. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated green networks: supplementary guidance</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
7	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils</p> <p>Justification This policy is likely to have a positive affect on this SEA objective in the short medium and longer term as it</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							actively encourages the re-use of brownfield sites, existing buildings and recycled materials. The policy also requires that the extent on non-renewable resources be assessed and this would include prime quality agricultural land. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective.
8	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated waste management in new developments: supplementary guidance</p> <p>Justification This policy is likely to have a positive affect in the short, medium and long term at a local and regional scale as the policy actively encourages developers to demonstrate how their proposal as sought to demonstrate the minimisation of waste during the construction and operation. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective.</p>
9	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment.</p> <p>Justification This policy is likely to have a positive affect in the short, medium and long term at a local and regional scale as the policy actively encourages developers to demonstrate how their proposal may affect freshwater systems and marine systems. The policy also makes provision to ensure that developments are compatible with public service provision, this would include public water, sewerage and drainage. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	10	+/-	+/-		+/-	M	
11	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification The policy is likely to have a positive affect in the short, medium and longer term as it makes specific provisions to ensure developments are assessed against the impact they may have on air quality (particularly within designated areas). The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective.</p>
12	++	++	++	H	++	+	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process.</p> <p>Justification This policy is likely to have a significant affect on this SEA objective in the short, medium and longer term at a local level with the cumulative affects of this being felt less significantly at a lower level. The policy makes a number of provisions against which proposals should be assessed which will lead to a reduction in vulnerability to</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							the effects of climate change, including: proposals are more accessible by sustainable modes of transport, maximise energy efficiency in terms of location, make use of brownfield sites and minimise waste. Supplementary guidance on these issues will further enhance the positive affect of this policy by providing further guidance on how these issues could be addressed by proposals.
13	+	+	+	M	++	+	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be further addressed through the policies on renewable energy.</p> <p>Justification This policy is likely to have a positive affect in the short, medium and long term with potentially significant affects at a local level. This would be due to the policy assessing proposals for how they maximise energy efficiency in terms of location, layout and design, including the utilisation of renewable sources of energy and heat. This would ensure that small scale renewable energy is utilised in new developments but it is the role of other policies within the plan to encourage the delivery of larger scale renewable energy projects.</p>
14	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be further addressed through the policies on travel.</p> <p>Justification This policy is likely to have a positive affect in the short medium and long term at a local and regional scale. This is due to the provisions that this policy makes in terms of assessing proposals in terms of: compatibility with public service provision and accessibility by sustainable transport. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective.</p>
15	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be further addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification This policy is likely to have a positive affect in the short, medium and long term at a local and regional scale. This is due to the provisions made in the policy to assess the impact on cultural heritage especially within designated areas. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective.</p>
16	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be further addressed through the policy on Natural, Built and Cultural Heritage and Landscape.</p> <p>Justification This policy is likely to have a positive affect in the short, medium and long term at a local and regional scale. This is due to the provisions made in the policy to assess the impact on landscape especially within designated areas. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective.</p>
17	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be further addressed through the policy on Natural, Built and Cultural Heritage and Landscape.</p> <p>Justification This policy is likely to have a positive affect in the short, medium and long term at a local and regional scale. This is due to the provisions made in the policy to assess the impact on scenic value and landscape especially within designated areas. The policy has not scored significantly positive as it needs to be used in conjunction with a</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							number of other policies to be able to have a more significant affect on this SEA objective.
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

This policy seeks to support proposals which promote and enhance the Highlands in terms of sustainable design. It is anticipated that the policy will have a significantly positive affect on SEA objective 12 given the range of different criteria proposals will be assessed against it will ensure that measures are included to reduce the vulnerability to climate change. There will also be a number of lesser positive affects of this policy including those on SEA objective 1, 4, 7, 8, 9, 13, 14, 15, 16 and 17. In isolation these affects may not be significant but in using this policy in conjunction with others in the plan and, where applicable, land allocations it is likely that there will be significantly positive affects in the longer term. It is important to note that this policy should not be read and considered in isolation.

Policy 29 – Design Quality and Place Making

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
4	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification It is likely that this policy will have a positive affect in the short, medium and long term at a local and regional level. This is due to the positive affect that design quality and place making can have on mental and social wellbeing. High quality design and place-making should also make provision to improve the connectivity of places encouraging people to use active travel to reach local services, thus providing an opportunity to have a healthier lifestyle. The policy has not scored significantly positive as it needs to be used in conjunction with a number of</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							other policies to be able to have a more significant affect on this SEA objective.
5	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policy on open space and associated open space in new residential development: supplementary guidance</p> <p>Justification This policy is likely to have a positive affect in the short, medium and long term at a local and regional level. This is due to the policy promoting good quality design and place making which should include elements of high quality, fit for purpose open spaces. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated green networks: supplementary guidance</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated waste management in new developments: supplementary guidance</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have an affect on this SEA objective.
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
12	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification This policy is likely to have a positive affect on this SEA objective in the short, medium and longer term at a local and regional level. Through good design quality and place-making it is reasonable to believe that this policy will reduce the vulnerability to the affects of climate change due to design quality addressing issues such as orientation of buildings to ensure solar gain or layout of development to maximise the benefits of a SuDS. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							(including sustainable design and water environment) to be able to have a more significant affect on this SEA objective.
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
14	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on travel.</p> <p>Justification It is likely that this policy will have a positive affect in the short, medium and long term at a local and regional level. This is due to the positive affect that design quality and place making can have on creating places where local facilities are more accessible and permeable for active travel. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective.</p>
15	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage.</p> <p>Justification It is likely that this policy will have a positive affect in the short, medium and long term at a local and regional level. While not making specific provision for the protection and enhancement of the historic environment the policy ensures proposals have regard to the historic pattern of development and this may form part of the historic or cultural heritage of the area.</p>
16	+/-	+/-	+/-	M	+/-	+/-	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policy on Natural, Built and Cultural Heritage and Landscape.</p> <p>Justification This policy is likely to have an affect in the short, medium and long term at a local and regional scale. This is due to the provisions made in the policy to ensure landscape in the locality is considered. The policy has not scored positively as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective.</p>
17	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policy on Natural, Built and Cultural Heritage and Landscape.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

This policy seeks to ensure proposals make a positive contribution to the creation of place. While it is not anticipated that this policy will have significantly positive affects, there will be a number of lesser positive affects of this policy including those on SEA objective 4, 5, 12, and 14. In isolation these affects may not be significant but in using this policy in conjunction with others in the plan and, where applicable, land allocations it is likely that there will be significantly positive affects in the longer term. It is important to note that this policy should not be read and considered in isolation.

Policy 30 – Physical Constraints

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010).</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated green networks: Supplementary Guidance. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010).</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010).</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
4	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010).</p> <p>Justification It is likely that this policy and associated supplementary guidance will have a positive affect on human health by ensuring adequate mitigation is provided for any proposal which may be within an area of physical constraints and this may include areas which may have a health and safety implication.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential developments: Supplementary Guidance. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010).</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010).</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
7	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policies on previously used land and peats and soils. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							(13/08/2010). Justification This policy is likely to have a positive affect on this SEA objective in the short, medium and longer term at a local level. This is due to features such as contaminated land, areas of prime agricultural land and significant areas of peat being considered as physical constraints. This policy ensures that these are taken into consideration and any proposal is compatible with the constraints or offers adequate mitigation.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on waste management and associated waste management in new developments: supplementary guidance. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010). Justification It is unlikely that this policy will have an affect on this SEA objective.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010). Justification It is unlikely that this policy will have an affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							(13/08/2010). Justification It is unlikely that this policy will have an affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010). Justification It is unlikely that this policy will have an affect on this SEA objective.
12	+	+	+	M	+	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policies on sustainable design and flooding. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010). Justification This policy is likely to have a positive affect on this SEA objective in the short, medium and longer term at a local level. This is due to features in the SEPA indicative 1 in 200 year probability medium to high flood risk map being considered as physical constraints. This policy ensures that these are taken into consideration and any proposal is compatible with the constraints or offers adequate mitigation.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							(13/08/2010). Justification It is unlikely that this policy will have an affect on this SEA objective.
14	+/-	+/-	+/-	L	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010). Justification It is unlikely that this policy will have an affect on this SEA objective. However, a number of travel related issues such as distance from a trunk link road are considered physical constraints.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policies on natural, built and cultural heritage. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010). Justification It is unlikely that this policy will have an affect on this SEA objective. However, historic environment features are considered as physical constraints but are protected and addressed through other policies of the plan.
16	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policies on landscape. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010).

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that this policy will have an affect on this SEA objective. However, landscape issues are considered as physical constraints but are protected and addressed through other policies of the plan.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policies on landscape. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010). Justification It is unlikely that this policy will have an affect on this SEA objective. However, landscape issues are considered as physical constraints but are protected and addressed through other policies of the plan.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policies on natural, built and cultural heritage. It has been determined that the Physical Constraints: Supplementary Guidance does not require an SEA (13/08/2010). Justification It is unlikely that this policy will have an affect on this SEA objective. However, wild land is considered as a physical constraint but is protected and addressed through the natural, built and cultural heritage policy of the plan.</p>

Commentary

This policy seeks to ensure proposals consider the physical constraints that may be present on a site. It is not anticipated that this policy will have a significantly positive or negative affect on any of the SEA objectives. However, there will be a number of lesser positive affects of this policy including those on SEA objective 4, 7 and 12. In isolation these affects may not be significant but in using this policy in conjunction with

others in the plan and, where applicable, land allocations it is likely that there may be significantly positive affects in the longer term. It is important to note that this policy should not be read and considered in isolation. Further guidance on this policy will be provided in associated supplementary guidance.

Policy 31 – Developer Contributions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on developer contributions will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective. However where appropriate, developer contributions may be sought to enhance designated sites and biodiversity in Highland.</p>
2	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance. Any supplementary guidance on developer contributions will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective. However where appropriate, developer contributions may be sought towards the delivery of a cohesive highland green network in line with the green networks: Supplementary Guidance.</p>
3	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on developer contributions will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective. However where appropriate, developer contributions may be sought towards providing opportunities for people to come into contact with and appreciate nature/natural environments.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	4	+/-	+/-		+/-	M	
5	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Any supplementary guidance on developer contributions will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective. However where appropriate, developer contributions may be sought towards the enhancement of open space provision (in terms of quantity, quality and accessibility) in the area in line with the open space in new residential developments: Supplementary Guidance.</p>
6	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Any supplementary guidance on developer contributions will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective. However where appropriate, developer contributions may be sought towards the enhancement of outdoor access opportunities.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
8	+/-	+/-	+/-	M	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Any supplementary guidance on developer contributions will be subject to a separate SEA process. Justification It is unlikely that this policy will have an affect on this SEA objective. However where appropriate, developer contributions may be sought towards provision of waste management infrastructure in line with Waste Management in New Developments: Supplementary Guidance.
9	+/-	+/-	+/-	M	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Any supplementary guidance on developer contributions will be subject to a separate SEA process. Justification It is unlikely that this policy will have an affect on this SEA objective. However where appropriate, developer contributions may be sought toward provision of enhanced water infrastructure.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Any supplementary guidance on developer contributions will be subject to a separate SEA process. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have an affect on this SEA objective.
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Any supplementary guidance on developer contributions will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
12	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Any supplementary guidance on developer contributions will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective. However where appropriate, developer contributions may be sought toward provision of infrastructure needed to reduce vulnerability to climate change such as flood alleviation schemes.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Any supplementary guidance on developer contributions will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
14	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Any supplementary guidance on developer contributions will be subject to a separate SEA process. Justification It is unlikely that this policy will have an affect on this SEA objective. However where appropriate, developer contributions may be sought towards improved transport infrastructure including new roads, sustainable transport networks and active travel improvements.
15	+/-	+/-	+/-	M	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on developer contributions will be subject to a separate SEA process. Justification It is unlikely that this policy will have an affect on this SEA objective. However where appropriate, developer contributions may be sought towards related projects aiming to protect the historic environment such as interpretation etc.
16	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Any supplementary guidance on developer contributions will be subject to a separate SEA process. Justification It is unlikely that this policy will have an affect on this SEA objective.
17	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Any supplementary guidance on developer contributions will be subject to a separate SEA process. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on developer contributions will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

This policy seeks to ensure proposals deliver developer contributions to address shortfalls in infrastructure where they may be appropriate. It is not anticipated that this policy will deliver an affect on any of the SEA objectives in isolation. However, when working in conjunction with other policies of this plan and supplementary guidance then a positive affect may become apparent. This will potentially facilitate delivery of improved infrastructure which may have a positive affect on a number of the SEA objectives which are related to infrastructure. It is important to note that this policy should not be read and considered in isolation. Further guidance on this policy will be provided in associated supplementary guidance.

Policy 32 – Affordable Housing

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
2	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective. However proposals for affordable housing will be required to contribute towards the green network</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
4	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							This policy is likely to have a positive affect in the short, medium and long term at a local level. The provision of higher levels of affordable housing accessible to the wider community will benefit the general wellbeing of communities and individuals. Affordable housing is likely to be located close to existing facilities therefore it may assist in the promotion of walking and cycling.
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective. However, affordable housing will be required to make provision towards the provision of high quality, fit for purpose and accessible open space.</p>
6	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective. However, affordable housing will be required to make provision towards a cohesive path network in the area where the housing is located.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
8	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Any supplementary guidance on developer contributions will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective. However affordable housing, like other types of housing, will be required to make provision of waste management infrastructure in line with Waste Management in New Developments: Supplementary Guidance.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have an affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have an affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have an affect on this SEA objective.
14	+/-	+/-	+/-	M	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process. Justification It is likely that this policy will have a mixed affect in the short, medium and longer term at a local level. This is due to the potential location affordable housing close to town centres and existing facilities which would ensure that walking and cycling or use of public transport to reach local facilities would be a better option than use of private transport.
15	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any revision to Affordable Housing: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

This policy seeks to ensure the delivery of affordable housing to meet the projected affordable housing need and demand and also meet the backlog. It is not anticipated that this policy will have a significantly positive or negative affect on any of the SEA objectives. However, there will be a number of lesser positive affects of this policy including those on SEA objective 4. It is important to note that this policy should not be read and considered in isolation. Further guidance on this policy will be provided in associated supplementary guidance.

Policy 33 – Houses in Multiple Occupation

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008)</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008)</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008)</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
4	=	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008)</p> <p>Justification Houses in Multiple Occupation are normally located within or close to major employers, areas for study or close to the centre of settlements. As this is the case it is likely that there may be a positive impact on human health given the location of HMO it is likely that they will encourage people to walk and cycle to work/study or to local facilities rather than taking the car. It is anticipated that this would be a slight positive impact in the short, medium and longer term at a local level.</p>
5	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008)</p> <p>Justification It is unlikely that this policy will have a significant affect on this SEA objective. However, as this policy and associated supplementary guidance seeks to avoid excessive concentrations of HMO, it is anticipated that this should avoid there being a negative impact on quality of open spaces through over use.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008)</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008)</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
8	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008)</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective. The associated supplementary guidance seeks to ensure the consideration of waste management facilities related to HMO when a planning application is being determined.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008)</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008) Justification It is unlikely that this policy will have an affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008) Justification It is unlikely that this policy will have an affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008) Justification It is unlikely that this policy will have an affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							(29/08/2008) Justification It is unlikely that this policy will have an affect on this SEA objective.
14	+/-	+/-	+/-	M	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008) Justification It is likely that this policy will have a positive impact in the short, medium and longer term at a local level. This is due to the potential location of HMO close to major employers, areas for study, settlement centres and existing facilities which would ensure that walking and cycling or use of public transport to reach local facilities would be a better option than use of private transport.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008) Justification It is unlikely that this policy will have an affect on this SEA objective.
16	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have an affect on this SEA objective.
17	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008) Justification It is unlikely that this policy will have an affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. It was determined that the Houses in Multiple Occupation: Supplementary Guidance would not require an SEA (29/08/2008) Justification It is unlikely that this policy will have an affect on this SEA objective.

Commentary

This policy seeks to ensure proposals for HMO are considered appropriately against the impact they may have on the amenity value of an area. While the policy is mainly defines when planning permission will be required its associated supplementary guidance looks in detail at the impact HMO may have on amenity of an area. Given the usual location of HMO it is considered that there may be a slight positive affect on SEA objective 14 as there will be reduced need to travel however it has been scored as mixed because HMO may locate in a number of locations and are not fixed next to settlement centres, or close to areas of study or major employers. It is important to note that this policy should not be read and considered in isolation.

Policy 34 – Settlement Development Areas

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+/-	+/-		+	M	
2	+/-	+/-	+	M	+	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is anticipated that in the long term this policy will have a positive affect on this SEA objective at a local level. By promoting development within settlement development areas it provides opportunity to bring green areas into the settlement helping to enhance connectivity of greenspaces out into the wider countryside.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
4	+/-	+	+	M	+	+/-	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is anticipated that in the medium to long term this policy will have a positive affect on this SEA objective at a local level. By the promotion of development within settlement development areas it is possible to create more compact/walkable settlements. This will help to enhance public health by encouraging people to use active travel to reach local facilities, work or study.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential developments: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on access to the outdoors.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
7	+	+	+	M	++	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils</p> <p>Justification It is anticipated that this policy will have a positive affect on this SEA objective in the short, medium and long term with significant affects at a local level. This is due to the policy concentrating development within settlement development areas some of which may be brownfield sites.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated waste management in new residential developments: supplementary guidance. Justification It is unlikely that this policy will have an affect on this SEA objective.
9	+	+	+	M	+	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment. Justification It is anticipated that this policy will have a positive affect on this SEA objective in the short, medium and long term at a local level. By directing growth towards settlement development areas it is likely that there are better opportunities to be supported by appropriate drainage infrastructure which will in turn lead to a reduction in developments relying on private water treatment systems.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment. Justification It is unlikely that this policy will have an affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Justification It is unlikely that this policy will have an affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Justification It is unlikely that this policy will have an affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Justification It is unlikely that this policy will have an affect on this SEA objective.
14	+	+	+	M	+	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on travel. Justification It is anticipated that this policy will have a positive affect on this SEA objective in the short, medium and long term at a local level. By directing growth toward settlement development areas more compact/walkable settlements will be created leading to people being closer to places of work/study and key local facilities. This provides an opportunity to reduce travel and also encourage more effective use of sustainable transport and a greater uptake of walking and cycling.
15	+	+	+	M	+	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage. Justification It is anticipated that this policy will have a positive affect on this SEA objective in the short, medium and long term at a local level. The policy requires all development within settlement development areas to take account of the effect it may have on any natural, built and cultural heritage features. The policy needs to be used in conjunction

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							with the policy on natural, built and cultural heritage.
16	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage and landscape.</p> <p>Justification It is anticipated that this policy will have a positive affect on this SEA objective in the short, medium and long term at a local level. The policy requires all development within settlement development areas to take account of the effect it may have on any natural, built and cultural heritage features. The policy needs to be used in conjunction with the policy on natural, built and cultural heritage.</p>
17	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage and landscape.</p> <p>Justification It is anticipated that this policy will have a positive affect on this SEA objective in the short, medium and long term at a local level. The policy requires all development within settlement development areas to take account of the effect it may have on any natural, built and cultural heritage features. The policy needs to be used in conjunction with the policy on natural, built and cultural heritage. In addition by directing development towards settlement development areas it is likely that it would avoid adverse impact of sprawling development on the landscape and scenic value of an area.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

This policy seeks to direct growth towards settlement areas in the first instance and works in conjunction with the housing in the countryside and wider countryside policies of the LDP. While there are a number of positive affects anticipated through this plan (including on SEA objectives, 1, 2, 4, 7, 8, 14, 15, 16 and 17), it is not anticipated that there will be any significant affects on any SEA objective. These lesser affects may become significantly positive when used in conjunction with other policies in the plan. It is important to note that this policy should not be read and considered in isolation.

Policy 35 – Housing in the Countryside (Hinterland areas)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
4	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a significant impact in the short, medium or long term on this SEA objective. While this is the case housing in the countryside may have a detrimental impact on social wellbeing as living outwith main centres does not always allow for social cohesion. In other circumstances there may be a benefit to mental wellbeing but in both circumstances there could be positives and negatives and it is largely dependant on the individual.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential developments: supplementary guidance. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on access to the outdoors. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
7	+	+	+/-	H	+	+/-	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will have a slight positive affect in the short and medium and long term at a local level. This is due to the policy encouraging the conversion/re-use of traditional buildings and the redevelopment of derelict land. While this is the case over time derelict land will be limited and only green field land may be available therefore it is anticipated that, due to uncertainty, in the longer term there may be positive and negative aspects to the policy.</p>
8	-	-	-	M	-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated waste management in new residential developments: supplementary guidance. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification Dependant on the area in where the housing in the countryside is located it may be difficult to ensure the waste hierarchy is taken into consideration as in some rural areas recycling collections may not be in place and it could be some distance from the nearest recycling point/centre.</p>
9	-	-	-	M	-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have an affect on this SEA objective.
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
14	-	-	-	H	-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on travel. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will have a slight negative impact in the short, medium and longer term at a local level. Housing in the countryside is not always located nearby sustainable transport solutions and by its nature is unlikely to be located near local facilities. Due to this it is difficult to reduce travel through housing in the countryside as it provides limited opportunity to provide sustainable transport solutions or walking and cycling.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
16	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage and landscape. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is likely that through this policy there will be a neutral impact on this SEA objective in the short, medium and long term at a local level. This is anticipated because housing in the countryside can have an impact on the local landscape and chance it forever, however through appropriate siting and design of housing in the countryside, as promoted by the siting and design guide, it is anticipated that this impact can be sufficiently mitigated.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage and landscape. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage. Housing in the Countryside: Supplementary Guidance and associated siting and design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

This policy sets out the Council's presumption against housing in the open countryside in hinterland areas. While the policy encourages the reuse of traditional buildings or derelict land, it is inevitable that in the longer term there will be a loss of green field land due to a policy of this nature when there are no longer buildings or derelict land to reuse having an affect on SEA objective 7. It is also anticipated that there may be a negative affect on SEA objective 8 and 9 given the location of houses in the open countryside making it more difficult to deliver services and in turn this may have an impact on these SEA objectives. Also given the location of houses in the open countryside there will be a need to travel by private transport and a modal shift to private transport will not be facilitated by this policy having a detrimental affect on SEA objective 14. While there will be negative affects because of this policy it is necessary to have a policy such as this to ensure that more significant environmental affects are not felt where housing is proposed in open countryside of the hinterland around towns.

Policy 37 – Wider Countryside

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
4	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential developments: supplementary guidance. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on access to the outdoors. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
7	-	-	-	H	-	+/-	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will have a negative affect in the short, medium and long term at a local level. This is due to the limited opportunity to develop on previously used land in the wider countryside and it is likely that the majority of houses within the wider countryside will be built on Greenfield land. However the policy will assess application against whether it avoids the loss of locally important croft land.</p>
8	-	-	-	M	-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated waste management in new residential developments: supplementary guidance. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification Dependant on the area in where the development in the wider countryside is located as it may be difficult to ensure the waste hierarchy is taken into consideration as in some rural areas recycling collections may not be in place and it could be some distance from the nearest recycling point/centre.</p>
9	-	-	-	M	-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy may have a negative impact in the short, medium and long term at a local level. This is because housing in the countryside is not always supported by appropriate drainage infrastructure. In an ideal world any new development would be connected to a public sewer, however in much of the wider countryside area this is not possible.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
13	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p> <p>Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside.</p> <p>Justification</p> <p>It is unlikely that this policy will have an affect on this SEA objective. However, the policy does recognise that many renewable energy developments will be within the wider countryside but these proposals will be assessed against other policies in the plan.</p>
14	-	-	-	H	-	+/-	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policies on travel.</p> <p>Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside.</p> <p>Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification</p> <p>It is anticipated that this policy will have a slight negative impact in the short, medium and longer term at a local level. Housing in the countryside is not always located nearby sustainable transport solutions and by its nature is unlikely to be located near local facilities. Due to this it is difficult to reduce travel through housing in the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							countryside as it provides limited opportunity to provide sustainable transport solutions or walking and cycling.
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
16	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage and landscape. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process. Landscape character assessments will be used, where appropriate to assess applications.</p> <p>Justification It is likely that through this policy there will be a neutral impact on this SEA objective in the short, medium and long term at a local level. This is anticipated because housing in the countryside can have an impact on the local landscape and chance it forever, however through appropriate siting and design of housing in the countryside, as promoted by the siting and design guide, it is anticipated that this impact can be sufficiently mitigated.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage and landscape.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside.</p> <p>Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage.</p> <p>Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside.</p> <p>Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

This policy sets out the Council’s criteria for assessing application in the wider countryside (outwith the hinterland). It is inevitable that in the short, medium and longer term there will be a loss of green field land due to a policy of this nature as there are limited opportunities to deliver housing on previously used land in the wider countryside. It is also anticipated that there may be a negative affect on SEA objective 8 and 9 given the location of houses in the open countryside making it more difficult to deliver services and in turn this may have an impact on these SEA objectives. Also given the location of houses in the open countryside there will be a need to travel by private transport and a modal shift to private transport will not be facilitated by this policy having a detrimental affect on SEA objective 14, this has not been marked significantly negative as through the protection of community facilities in fragile areas it offers the opportunity to ensure the need to travel is not increased. While there will be negative affects because of this policy it is necessary to have a policy such as this to ensure that more significant environmental affects are not felt where housing is proposed in the wider countryside. It is important to note that this policy should not be read or applied in isolation.

Policy 37 – Accommodation for an Ageing Population

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	=	=		=	L	
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
4	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan. Justification This policy is likely to have a positive affect in the short, medium and long term at a local level. The provision of higher levels of accommodation for an ageing population accessible to the wider community will benefit the general wellbeing of communities and individuals. Accommodation for an ageing population is likely to be located close to existing facilities therefore it may assist in the promotion of walking and cycling.
5	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan. Justification It is unlikely that this policy will have an affect on this SEA objective.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan. Justification It is unlikely that this policy will have an affect on this SEA objective.
7	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan. Justification It is unlikely that this policy will have an affect on this SEA objective.
8	=	=	=	M	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Any supplementary guidance on developer contributions will be subject to a separate SEA process. Justification It is unlikely that this policy will have an affect on this SEA objective. However accommodation for an ageing population, like other types of housing, will be required to make provision of waste management infrastructure in line with Waste Management in New Developments: Supplementary Guidance.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan. Justification It is unlikely that this policy will have an affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have an affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan. Justification It is unlikely that this policy will have an affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan. Justification It is unlikely that this policy will have an affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan. Justification It is unlikely that this policy will have an affect on this SEA objective.
14	+	+	+	M	+	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan.</p> <p>Justification It is likely that this policy will have a positive impact in the short, medium and longer term at a local level. This is due to the potential location accommodation for an ageing population close to town centres and existing facilities which would ensure that walking and cycling or use of public transport to reach local facilities would be a better option than use of private transport.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Locations for accommodation for an ageing population will be subject to SEA Site Assessments at through the SEA process for the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

This policy sets out the Council's approach to housing for an ageing population. It is anticipated that there will be positive affects on SEA objectives 4 and 14 given the balance it brings to the social wellbeing of a community and the reduced need to travel as it encourages the development of facilities for an ageing population to be located close to appropriate amenities. Through use of this policy in conjunction with other policies it is anticipated that these positive affects may become significant in the longer term. It is important to note that this policy should not be read or applied in isolation.

Policy 38 – New Settlements

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective. However, where proposals may affect designated sites due consideration should be given to the appropriate policies within the plan.</p>
2	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective. However, proposals will be expected to make a contribution towards the provision of a cohesive green network.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	4	+/-	+/-		+/-	M	
5	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective. However, proposals will be expected to make a contribution towards the provision of high quality, fit for purpose, accessible open space.</p>
6	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective. However, proposals will be expected to</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							make a contribution towards the provision of a cohesive path network.
7	-	-	-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan.</p> <p>Justification As locations of these sites are not known at this time it is difficult to know whether they will have an affect on this SEA objective. The policy does not actively encourage the re-use of brownfield land through this policy and it is anticipated that many new settlements will be on greenfield land, therefore it is anticipated that this policy may have a negative affect in the short, medium and longer term and the scale at which there is an affect will be dependant on the location and scale of the new settlement.</p>
8	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective. However, proposals for new settlements will be expected to make a contribution towards the provision of appropriate waste management infrastructure.</p>
9	+	+	+	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Where proposals for new settlements are brought through the area Local Development Plan process they will be</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>subject to a Site SEA Assessment through the relevant area Local Development Plan.</p> <p>Justification It is anticipated that this policy would have a positive affect in the short, medium and long term. This is due to the policy intending to assess a proposal against whether adequate new/improved infrastructure is proposed, including waste water infrastructure. If a public system is installed/upgraded this may have a knock on affect in smaller housing groups surrounding the new settlement who may be able to link into the upgraded system rather than continued use of any existing private system.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan. Justification It is unlikely that this policy will have an affect on this SEA objective.
14	+	+	++	H	++	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan. Justification It is anticipated that there will be a positive impact in the short, medium and significantly positive affect in the longer term. This policy will assess proposals against adequate new/improved infrastructure requirements which will include suitable road infrastructure. New settlement proposals will be expected to be of a size which will ensure improved connectivity of an area by active travel and sustainable transport. To ensure this is the case the policy will also assess whether the new settlement would be accessible to/from public transport.
15	+/-	+/-	+/-	M	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan. Justification It is unlikely that this policy will have a direct affect on this SEA objective. However, where proposals may affect the historic environment.
16	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan. Justification It is unlikely that this policy will have an affect on this SEA objective.
17	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan. Justification It is unlikely that this policy will have an affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have an affect on this SEA objective.

Commentary

This policy sets out the Council's preferred approach to dealing with proposals for new settlements. While the policy is anticipated to have a positive affect on SEA objectives 9 and 14 due to the improved infrastructure these proposals will bring it is not anticipated that there would be any significant affects. As most new settlements will be located on greenfield sites it is anticipated that there will be a negative affect on this SEA objective but there may be some instances where previously used land will be utilised in the development of a new settlement. It is necessary to have a policy such as this as it ensures an appropriate framework for assessing proposals for new settlements is in place to ensure it can be assessed outwith the LDP process, if appropriate. It is important to note that this policy should not be read or applied in isolation.

Policy 39 – Gypsies/Travellers

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
4	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA. Justification It is unlikely that this policy will have an affect on this SEA objective.
8	+/-	+/-	+/-	M	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Any supplementary guidance on developer contributions will be subject to a separate SEA process. Justification It is unlikely that this policy will have an affect on this SEA objective. However appropriate provision of waste management infrastructure in line with Waste Management in New Developments: Supplementary Guidance.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA. Justification It is unlikely that this policy will have an affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have an affect on this SEA objective.
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
14	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA.</p> <p>Justification Due to the nature of this policy and the right to travel this policy does not make specific provisions to reduce travel. The policy does require any proposal to demonstrate that its location allows reasonable access to the main road network to ensure that no detrimental impact should be felt on the road network around a site.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA. Justification It is unlikely that this policy will have an affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where a need has been identified for a new gypsy/traveller site through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan SEA. Justification It is unlikely that this policy will have an affect on this SEA objective.

Commentary

This policy sets out the Council's approach to identifying new sites and also how an application will be assessed. It is anticipated that there will be a positive affect on SEA objective 4 but there will not be any significant positive affects of this policy. This policy has been included in the plan to meet the needs or the gypsy/traveller community in Highland and facilitate social inclusion. It is important to note that this policy should not be read or applied in isolation.

Policy 40 – Retail Development

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+/-	+/-		+/-	M	
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
4	+	+	+	M	+	+/-	<p>Assumptions The policy will not be read or applied in isolation. Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is anticipated that in the short, medium and longer term there will be a positive affect on this SEA objective at a local level. This is due to the sequential approach to site location being set out in the policy primarily directing retail development to city/town/village centres. This should provide better opportunities for active travel towards these facilities which may lead to a healthier lifestyle for residents of the area.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							subject to the provisions of this policy. Justification It is unlikely that this policy will have an affect on this SEA objective.
7	+	+	+	H	+	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Justification It is anticipated that this policy will have a positive affect on this SEA objective in the short, medium and long term at a local level. Through encouraging retail development toward existing centres it is possible that there will be re-use of brownfield land rather than the use of greenfield land which is more likely at out of centre locations.
8	+/-	+/-	+/-	M	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Justification It is unlikely that this policy will have a direct affect on this SEA objective. However, proposals for new retail development will be expected to make a contribution towards the provision of appropriate waste management infrastructure.
9	+	+	+	M	+	+/-	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification</p> <p>It is anticipated that this policy would have a positive affect in the short, medium and long term. This is due to the policy encouraging development towards identified city/town/village centres which are likely to already have in place appropriate infrastructure. Following this the edge of settlement locations are also likely to be supported by suitable drainage infrastructure. The final option – out of centre locations – is the least favoured option and it is unlikely to be supported by suitable drainage infrastructure.</p>
10	=	=	=	L	=	=	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification</p> <p>It is unlikely that this policy will have an affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Where proposals for new settlements are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have an affect on this SEA objective.
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
14	+	+	+	H	+	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is anticipated that there will be a positive impact in the short, medium and significantly positive affect in the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							longer term. This policy requires locations to be accessible by good active travel and public transport connections at all scales including out of town locations. This ensures that there should be an increase in the use of sustainable travel. By promoting centre of settlement locations for retail development this policy actively encourages a reduction in travel as settlement centres tend to be easily accessible by residents of the settlement.
15	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective. However, where proposals may affect the historic environment.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Justification It is unlikely that this policy will have an affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where proposals for new retail developments are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Justification It is unlikely that this policy will have an affect on this SEA objective.

Commentary

This policy sets out the Council's approach to new retail development. It is anticipated that the policy will have a positive affect on SEA objectives 4, 7 ,9 and 14. This is mainly due to the policy directing new retail developments towards settlement centres. It is considered that if development continues to be directed toward settlement centres that a significant affect may be felt on these SEA objectives, especially 4 and 14 in the longer term. It is important to note that this policy should not be read or applied in isolation.

Policy 41 – Business and Industrial Land

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+/-	+/-		+/-	M	
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural,</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Built and Cultural Heritage.</p> <p>Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification</p> <p>It is unlikely that this policy will have an affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification</p> <p>It is unlikely that this policy will have an affect on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have an affect on this SEA objective.
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
7	+/-	+/-	+/-	H	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification As the policy actively promotes development of business in existing locations the policy may encourage the re-use of under utilised land or intensification of the existing land uses before greenfield sites are used for business and industrial sites. However, there is the potential for the significant use of greenfield land for emerging industries (such as marine renewables) where the locational requirements are not known at present.</p>
8	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
9	+	+	+	M	+	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification It is anticipated that this policy would have a positive affect in the short, medium and long term. This is due to the policy encouraging development towards existing business and industrial sites which are likely to already have in place appropriate infrastructure.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
11	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification It is anticipated that through concentration of business and industrial uses there may be air quality issues but this would be dependant on the types of uses. Any issues related to this should be addressed through the regulatory process.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding.</p> <p>Where allocations for new business and industrial land are brought through the area Local Development Plan</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
14	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification The policy encourages the development of existing business and industrial site but also considered the potential</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
15	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective. However, where proposals may affect the historic environment.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have an affect on this SEA objective.
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where allocations for new business and industrial land are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy. Any supplementary guidance prepared on particular business/industrial sites will be subject to separate SEA processes.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

This policy sets out the Council’s approach to assessing proposals for new business and industry. While no significant affects are anticipated from this policy there is a number of lesser affects of this policy including on SEA objectives 9 and 14 where it is anticipated there will be a

positive affect given the policy directs new business and industry proposals to existing sites of these uses. It is anticipated that there may be a mixed affects on SEA objective 7 as it directs growth to existing sites before looking at other areas, but it also recognises that the locational needs of emerging industries are unknown and it is likely that these uses may not be able to utilise these existing sites. It is important to note that this policy should not be read or applied in isolation. It is considered that a policy such as this is needed to enable a flexible approach to facilitate growth while recognising the impact on the environment, which is covered in more detail by other policies of this plan.

Policy 42 – Previously Used Land

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	+	+	+	M	+	+/-	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification The policy is anticipated to have a positive affect on this SEA objective in the short, medium and longer term. This is because the policy makes it clear that while development of previously used land is supported it must be accompanied by appropriate site investigations and risk assessments to ensure it is suitable for use and would not have any adverse affect on human health.</p>
5	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	+	++	++	H	++	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification This policy is anticipated to have a significantly positive affect on this SEA objective in the medium to longer term at a local level. The policy actively encourages the re-use of previously used land for beneficial use. To ensure that the site will be able to be brought back into beneficial use the policy ensures that appropriate site investigations and risk assessments are undertaken to ensure its suitability for use.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Justification It is unlikely that this policy will have a direct affect on this SEA objective.
17	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy sets out the Council's approach to development of previously used land. Given that the policy actively encourages the re-use of previously used land it is anticipated that there will be a significantly positive affect on SEA objective 7. It is also anticipated that there will be lesser positive affects on SEA objective 4 given the need for suitable site investigations to be undertaken to establish level of contamination to avoid any adverse impact on human health. It is necessary to have a policy such as this to try and reduce the amount of under utilised previously used land in highland but also to ensure the appropriate issues are considered when an application is being assessed.

Policy 43 - Tourism

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+/-	+/-		+/-	L	
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	+	+	+	H	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is anticipated the policy will have a positive affect in the short, medium and long term. This is anticipated as one of the policy criteria is will the proposal promote access to, interpretation, effective management or enhancement of the natural, built and cultural heritage. This will ensure that proposals directly take this SEA objective into consideration when proposals are brought forward.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
6	+	+	+	M	+	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective. However, proposals for tourist related development will be expected to make a contribution towards the provision of appropriate waste management infrastructure.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
9	+	+	+	M	+	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is anticipated that this policy would have a positive affect in the short, medium and long term. This is due to the policy encouraging development towards settlements and these areas are already likely to have in place appropriate drainage infrastructure.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
14	+	+	+	M	+	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is anticipated that this policy would have a positive affect in the short, medium and long term. This is due to the policy seeking to direct new facilities to sites within settlement boundaries. This would ensure that appropriate infrastructure for sustainable travel could be utilises to get people to and from the facility. While this would be a positive affect of the policy, however, due to the nature of proposals locational requirements may mean that sustainable travel opportunities may need to be identified and provided as part of the proposal to offset the additional travel which may be required.
15	+	+	+	M	+	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification Part of the policy assesses whether the proposal will promote access to, interpretation, effective management or enhancement of the natural, built and cultural heritage. This should ensure that sensitive proposals are brought forward which could enhance the historic environment in the short, medium and long term at a local level.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
17	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Where allocations for new tourist uses are brought through the area Local Development Plan process they will be subject to a Site SEA Assessment through the relevant area Local Development Plan as well as being subject to the provisions of this policy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

This proposals sets out how the Council will assess proposals for new tourist facilities. It is anticipated that there will be positive affects on a number of SEA objectives including 3, 6, 9, 14 and 15. The positive affects on 3, 6, 15 are due to the policy assessing proposals against improvement in access to/interpretation of natural/built/cultural heritage. Where as the improvements to infrastructure which will be required for new facilities may lead to a positive affect on SEA objective 9, and encouraging proposals towards location of existing facilities should reduce the need to travel which may have a positive affect on SEA objective 14. It is considered necessary to have a policy such as this to facilitate growth in the tourist industry in Highland while ensuring better access to and understanding of the heritage of the area can be gained by both visitors to the area and those living in the area.

Policy 44 – Tourist Accommodation

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. Particular attention should be paid to policies on Sustainable design and housing in the countryside. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective. However, where proposals may affect designated sites due consideration should be given to the appropriate policies within the plan.</p>
2	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective. However, proposals may be required to contribute to the green network.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is anticipated that this policy will have a positive affect in the short, medium and long term at a local level. Similar to the way the policy will have an affect on SEA objective 3, this policy promotes access to, interpretation, effective management or enhancement of the natural, built and cultural heritage. This will ensure that proposals directly take this SEA objective into consideration when proposals are brought forward. This may be through improving links to the wider countryside or through protection and enhancement of the existing path network.</p>
7	+/-	+/-	+/-	H	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification The policy does not direct growth to a particular area but sets out which policies will be used to assess tourist accommodation in different locations. Therefore it may be possible that this policy will have both a positive and negative impact on this policy.</p>
8	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that this policy will have a direct affect on this SEA objective. However, proposals for will be expected to make a contribution towards the provision of appropriate waste management infrastructure.</p>
9	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Justification It is anticipated that this policy could have both positive and negative affect in the short, medium and long term. This is due to the policy giving guidance as to what policies will be applicable in each area and not specifically directing development of tourist accommodation towards existing settlements only as these areas are already likely to have in place appropriate drainage infrastructure.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							sustainable design and flooding. Justification It is unlikely that this policy will have an affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Justification It is unlikely that this policy will have an affect on this SEA objective.
14	+/-	+/-	+/-	M	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is anticipated that this policy would have both positive and negative affects in the short, medium and long term. This is due to the policy not directing development to one location but a number of locations, not all of which will encourage a reduction in travel or an increase in use of sustainable transport or active travel.
15	+/-	+/-	+/-	L	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification Part of the policy assesses whether the proposal will promote access to, interpretation, effective management or enhancement of the natural, built and cultural heritage. This should ensure that sensitive proposals are brought forward which could enhance the historic environment in the short, medium and long term at a local level.
16	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural,

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Built and Cultural Heritage and landscape Justification It is unlikely that this policy will have an affect on this SEA objective.
17	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Justification It is unlikely that this policy will have an affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have an affect on this SEA objective.

Commentary

This policy seeks to support proposals for new tourist accommodation in a hierarchy based approach based upon locations with stricter controls out with the settlement boundaries. This should ensure no adverse impacts on the SEA objectives but this can only be achieved where it is used in conjunction with other policies of this LDP. It is necessary to have a policy such as this as it ensures that tourist accommodation does not have any adverse impacts on the area (including on housing land supply) while also supporting the growth of the tourist industry.

Policy 45 – Communications Infrastructure

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification The policy is anticipated to have a positive affect on this SEA objective in the short, medium and longer term. This is because the policy makes it clear that while development of previously used land is supported it must be accompanied by appropriate site investigations and risk assessments to ensure it is suitable for use and would not have any adverse affect on human health.</p>
5	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	+	++	H	+	+	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel.</p> <p>Justification It is anticipated that this policy could have a significant impact on this SEA objective in the long term . Through the implementation of this policy it is likely that travel could be significantly reduced by more efficient use of a fit for purpose telecommunications network in Highland. For example with improved broadband there will be opportunity to reduce business travel as facilities such as video conferencing could be utilised.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy supports proposals which may improve the electronic communications network in Highland. Through doing this it is anticipated that the policy will have a significantly positive affect on SEA objective 14 in the long term as it will lead to indirect impacts such as improved opportunity for home working, reducing the need to travel to places of employment. It is necessary to have a policy such as this to ensure the socio-economic potential of the Highland area can be realised in the longer term, it is recognised that this is not an SEA consideration but it is a wider planning consideration.

Policy 46 – Siting and Design of Communications Infrastructure

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification The policy is anticipated to have a positive affect on this SEA objective in the short, medium and longer term. This is because the policy makes it clear that while development of previously used land is supported it must be accompanied by appropriate site investigations and risk assessments to ensure it is suitable for use and would not have any adverse affect on human health.</p>
5	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
7	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	=	=	=	M	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Justification Through the criteria based policy approach it is anticipated that there would be neutral impacts on this SEA objective. This is anticipated as it is recognised that the local distinctiveness of the landscape may be altered by the siting of a piece of communications infrastructure but the policy puts in place several criteria to ensure that this affect is mitigated appropriately.
17	=	=	=	M	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Justification Through the criteria based policy approach it is anticipated that there would be neutral impacts on this SEA objective. The policy makes provision to ensure the affect on the landscape is as minimal as possible. In addition the policy will ensure an assessment of cumulative impact of equipment will be located. Given the scale and mass

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							of communications infrastructure it is not anticipated that it would either maintain, enhance or facilitate the loss of key characteristics or special qualities of the landscape.
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy reflect national guidance on the siting and design of communications infrastructure such as mobile phone masts. It is anticipated that there will be a neutral affect on SEA objective 16 and 17 as the policy ensures that the siting and design of communications infrastructure does not have an adverse impact on the landscape/townscape character. It is necessary to have a policy such as this to avoid adverse impacts of this necessary infrastructure on the landscape and wider amenity of an area.

Policy 47 – Safeguarding Inbye/AppORTioned Croftland

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+	+		+	M	
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	-	-	-	M	-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification It is anticipated that there will be a slight negative affect in the short, medium and long term at a local level. This is because the policy offers a degree of protection to inbye land but not a veto it is likely there may be a minimal negative impact in terms of inevitable loss of some inbye (and therefore soil function for agriculture).</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have a direct affect on this SEA objective.
14	-	-	-	M	-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel.</p> <p>Justification It is likely that this policy will have some negative affects on this SEA objective. Due to the nature of crofting areas they will be spread out and this may mean that it is difficult to reduce travel or make sustainable travel a viable option.</p>
15	+	+	+	M	+	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is anticipated that this policy will have a positive affect on this SEA objective. This is due to the policy positively seeking the relationship between the croft and the house being retained helping to preserve the cultural heritage of the area.</p>
16	+	+	+	M	+	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>Justification It is anticipated that this policy will have a positive affect on this SEA objective. This is due to the policy ensuring the relationship between the croft and the house remaining intact. This relationship forms a key element of the local distinctiveness of the landscape and should not be adversely affected by this policy, through linkage to the siting and design guidance which encourages good siting of houses to ensure it does not affect local landscape distinctiveness.</p>
17	+	+	+	M	+	+	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification It is anticipated that this policy will have a positive affect in the short, medium and long term at a local and regional scale. The policy will protect inbye croft land to a point but not exclusively. Therefore it does not limit the options to a point whereby you accept a site that is a lot less acceptable in terms of landscape impact. The policy sets out criteria to ensure the policy makes it clear what will be taken into consideration for development safeguarding inbye land and landscape is one of the key considerations.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy seeks to minimise the loss of in-bye/apportioned croft land. The main negative affect is on SEA objective 7, although it is considered that there may be a negative impact on SEA objective 14 also. This is due to the potential loss of soil function however it is considered that overall the environmental impacts of being able to consider inbye land (including that on SEA objective 1, 6, 15, 16 and 17) if necessary outweighs this negative. The SEA of these options is crucial to deciding on the correct approach to development on in-bye land however consideration has also been given to the needs of the community alongside the need to protect crofting.

Policy 48 – New/Extended Crofting Townships

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is anticipated that there may be a positive affect in the short, medium and long term at a local scale. This is due to encouraging new crofting townships could improve the habitat value of the land through the creation of different types of habitats which were not present in the area previously.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is anticipated that there may be a positive affect on this SEA objective in the short, medium and long term at a local and regional level. With the policy allowing for the creation of new crofting township it provides an opportunity for people to work within the environment coming directly in contact with the natural environment.</p>
4	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification It is anticipated that this policy would have a positive affect in the short, medium and long term. This is anticipated</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							due to the policy providing opportunities for people to lead a crofting lifestyle , which is an active lifestyle, helping to maintain levels of physical wellbeing.
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification It is anticipated that there will be a slight negative affect in the short, medium and long term at a local level. This is due to the creation of croftland giving the opportunity to improve soil function and, over time, soil quality.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							renewable energy. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is likely that this policy will have some negative affects on this SEA objective. Due to the nature of crofting areas they will be spread out and this may mean that it is difficult to reduce travel or make sustainable travel a viable option.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	++	++	++	M	++	++	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Justification It is anticipated that this policy will have a positive affect on this SEA objective. This is due to the policy promoting an important traditional land use which creates a distinctive crofting landscape. Crofting landscapes are also important to national identity and their productiveness and the relationship between croft and house is crucial. Houses can also add sense of scale to the surrounding landscape.
17	+	+	+	M	+	+	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification It is anticipated that this policy will have a positive affect in the short, medium and long term at a local and regional scale. The policy will ensure that where new/extended crofting townships are proposed that the existing landscape character will be maintained or enhanced. This is particularly the case for areas where extensions to crofting townships are proposed as it offers opportunity to enhance the existing landscape with this traditional land use.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy sets out the Council's approach to assessing proposals for new crofting townships. It is anticipated that there will be a number of positive affects including on SEA objective 1, 3, 4, 7 and 17. It is also anticipated that there will be a significantly positive affect on SEA objective 16 as this policy promoting a traditional land use which is key to the character of the Highland area and is likely to continue to help define the landscape in the area. The lesser positive affects may become significant in the longer term if applied in conjunction with the appropriate other policies of this LDP. It is necessary to have a policy framework to assess proposals such as these as they can help to preserve the heritage of an area (both natural and cultural) while also providing opportunities for economic growth and diversification in more rural areas.

Policy 49 Coastal Development

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	+	+		+	M	
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct impact on this SEA objective.</p>
4	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct impact on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will have a positive affect in the short, medium and long term at a local level. This is due to the policy directing coastal development toward the re-use of previously used land and buildings in the first instance, rather promoting a green field site first.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have a direct affect on this SEA objective.
12	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will have a positive affect in the short, medium and long term at a local level. This is due to the policy requiring that any development on the coast not be at risk from coastal erosion or flood risk. In addition the policy requires that any proposal should not result in an unacceptable impact on coastal processes. Interference in these processes may lead to potential issues such as sea level rises being extenuated.</p>
13	=	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will have a positive affect in the medium to long term at a local level. This is due to much coastal development in the medium to long term is anticipated to be for infrastructure related to marine energy. Other policies of this plan will consider this further.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will have a positive affect on this SEA objective. This is due to the policy requiring that any proposal for coastal development takes into consideration of the potential impact on the landscape and the setting of coastal communities and potential coalescence.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. The Coastal Development Strategy has been subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
18	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Coastal Development Strategy has been subject to a separate SEA process.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is anticipated that this policy will have a positive affect on this SEA objective. This is due to the policy ensuring any proposal has due regard to the Coastal Development Strategy which identifies areas of isolated coast, which are areas where it may be possible to experience wildness.</p>

Commentary

The policy seeks to support coastal development where mitigation has been put in place to avoid adverse impacts. This policy relates to both the landward and seaward elements of development. It is anticipated that there will be a number of positive affects on a number of SEA objectives including 1, 7, 12, 13, 16 and 18 which cumulatively may lead to a more significant positive affect in the longer term. It is important to note that this policy should not be read or applied in isolation and specific reference should be made to policy 58 and policy 37.

Policy 50 - Aquaculture

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective. While the policy does make specific reference to the potential of significant affect, directly, indirectly or cumulatively of proposals which may fall under this policy, however, it does not offer specific protection of designated sites. This is covered by other policies of the plan.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have a direct impact on this SEA objective.
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct impact on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process.</p> <p>Justification The policy seeks to ensure proposals for aquaculture developments take into consideration established harbours and natural anchorages which provide important opportunities for public access to water for recreation.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	+/-	+/-	+/-	H	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process. Justification It is likely that this policy will have both positive and negative impacts on this SEA objective. The negative affects are through those which aquaculture can have on the water environment. However, the policy aims to mitigate these affects through due consideration of numerous issues at a planning application stage including the river basin management plans, biological carrying capacity and cumulative benthic and water column impacts.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							environment. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will have a positive affect on this SEA objective. This is due to the policy requiring that any proposal for coastal development takes into consideration of the potential impact on the landscape and the setting of coastal communities and potential coalescence. The policy also seeks that associated facilities of</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							aquaculture developments are well designed (avoiding impact on the landscape) and take consideration of SNH guidance on the matter.
17	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will have a positive affect on this SEA objective. This is due to the policy requiring the cumulative visual impact of aquaculture developments to be taken into consideration. The policy directs users towards the SNH commissioned report on Landscape/seascape carrying capacity for aquaculture ensuring that this is taken into consideration.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any new or revised Aquaculture Framework Plan or Integrated Coastal Zone Management Plan will be subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will have a positive affect on this SEA objective. This is due to the policy ensuring any proposal has due regard to the Coastal Development Strategy which identifies areas of isolated coast, which are areas where it may be possible to experience wildness.</p>

Commentary

This policy sets out the Council's support for the sustainable development of aquaculture subject to criteria. It is anticipated that there may be a number of positive affects, including on SEA objectives 6, 16 and 17 however no significantly positive affects have been identified. It is

anticipated that there will also be some mixed affects on the SEA objectives, for example SEA objective 9. In this instance it is because of the potential impact there may be on the water environment through aquaculture related activities but the policy gives opportunity to mitigate these through the criteria set out in this policy.

Policy 51 – Trees and Development

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	+	+	++	H	++	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process.</p> <p>Justification Protection of existing hedges, trees and woodlands on and around development sites is key to the protection and enhancement of green networks. Through the statement in the policy on provision of additional tree/hedge planting and compensation to removed tress/hedges etc, there may be significant benefit to the facilitation of a better connected green network.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct impact on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct impact on this SEA objective.
5	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
7	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							management and associated: supplementary guidance. Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	+	+	+	M	+	=	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process.</p> <p>Justification</p> <p>Through the protection of trees, woodlands, hedgerows etc it is anticipated that a the distinctiveness of the local landscape will be maintained and through the provision for additional planting related to new developments would ensure the diversity and distinctiveness of the local landscape can be enhanced.</p>
17	=	=	=	M	=	=	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process.</p> <p>Justification</p> <p>It is unlikely that this policy will have a direct affect on this SEA objective. While the policy may have a positive affect on the local landscape it is not considered that it would significantly alter the wider landscape character of the area.</p>
18	=	=	=	L	=	=	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Any revised version of the Highland Forest and Woodland Strategy will be subject to a separate SEA process.</p> <p>Justification</p> <p>It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

The policy seeks to promote the protection of existing trees, hedges and woodland. It is anticipated that there will be significantly positive affects on SEA objective 2 as it woodlands etc from key elements of the green network allowing for species movement and offers opportunity to

avoid fragmentation of these. It is also anticipated that there may be a lesser positive affect on SEA objective 16 as woodlands etc help to define the local landscape. It is necessary to have such a policy as not all trees and woodland are protected through designations which are considered through other policies of this plan as there is not a statutory designation to allow this.

Policy 52 – Principle of Development in Woodland

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	H	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on this matter will be subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will have a positive affect in the short, medium and longer term at both local and regional levels. By having a strong presumption against development in woodland. This will act as a further tool for protection of designated sites set within woodland including Ancient Woodland. This policy will facilitate a protection and enhancement of these areas at a local level which will ensure the level of ancient woodland does not fall at a regional scale.</p>
2	+	+	+	H	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance. Any supplementary guidance on this matter will be subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will have a positive affect in the short, medium and longer term. This is due to the policy protecting woodland from inappropriate development and as woodland forms a key part of the green network this policy can facilitate in the protection and enhancement of a green network.</p>
3	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on this matter will be subject to a separate SEA process.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							This policy allows appropriate development in woodland if it meets a number of criteria. By allowing development in woodland it provides significant opportunities for people to come in contact with nature. However, it also may lead to the disturbance of habitats and depending on the size of the site may reduce the opportunity for the wider public to come in to contact with nature.
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. Any supplementary guidance on this matter will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct impact on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Any supplementary guidance on this matter will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Any supplementary guidance on this matter will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Any supplementary guidance on this matter will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Any supplementary guidance on this matter will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	+/-	+/-	+/-	M	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Any supplementary guidance on this matter will be subject to a separate SEA process. Justification While the policy carries a strong presumption against development in woodland, there is opportunity for appropriate development. This policy requires development of residential dwellings in woodland to consider the longer term management, which may include how the property achieves connection to drainage infrastructure. The policy makes no specific reference to this but it is anticipated that development in woodland would not be supported by adequate drainage infrastructure and therefore private water systems may have to be employed.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Any supplementary guidance on this matter will be subject to a separate SEA process. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Any supplementary guidance on this matter will be subject to a separate SEA process.</p> <p>Justification This policy has a presumption against development in woodland. As this is the case it ensures that trees and woodland can continue to act as a green lung to improve air quality in certain areas. However it is unlikely that there would be significant impacts as these areas of woodland are often away from areas where there are air quality issues.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Any supplementary guidance on this matter will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	=	+	+	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Any supplementary guidance on this matter will be subject to a separate SEA process.</p> <p>Justification By presuming against the development of woodland there is the opportunity to preserve forestry and woodland for other uses such as using the trees for production of fuel for biomass. This is likely to be in the medium and longer term as the shift to biomass at present is slow but in time cumulative affects would mean that there is likely to be</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							a greater need for wood for this in the longer term.
14	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Any supplementary guidance on this matter will be subject to a separate SEA process.</p> <p>Justification By allowing significant development in woodland there would be an increase in travel. However as this policy actively seeks to limit development in woodland then it is unlikely that there would be an increase in travel.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on this matter will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	=	+	+	H	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Any supplementary guidance on this matter will be subject to a separate SEA process.</p> <p>Justification Through a presumption against development in woodland there will be no net detrimental impact on the diversity of the local landscape. In time this is likely to lead to a positive affect as it will also provide opportunities for the enhancement of the diversity of the local landscape.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural,</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on this matter will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy sets out the Council's approach to development in woodland. It is anticipated that this policy will have a positive affect on a number of SEA objectives including 1, 2, 13, and 16, however it is also recognised that this policy may have mixed affects on SEA objectives 3 (allowing access to woodland but also may lead to disturbance of habitats) and 9 (limited opportunity to connect to public water and waste water systems – but private systems may be sufficient) for very different reasons. This policy should be read in conjunction with policy 52 and the other appropriate policies of the plan and should not be read in isolation. It is important to note that this policy should not be read or applied in isolation.

Policy 53 - Minerals

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification The policy will ensure that geodiversity is considered in any proposal for mineral development. This is likely to ensure that any site which is designated for reasons of geodiversity will be considered appropriately and that the geodiversity value of the site is safeguarded.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification It is unlikely that this policy will have a direct impact on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
7	+	+	=	M	+	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Justification The policy supports extraction on minerals in areas where there are existing mineral operations or the reopening of a dormant site will be achieved. This ensures that previously used land can be utilised albeit for the same operation or extension of the existing operation of the site. In the longer term this may not be possible as existing sites may run out and therefore appropriate areas of search may be identified for new quarries.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	+	+	++	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>Justification The policy makes provision for appropriate restoration of the site after use. Where this occurs it is likely that there will be a significantly positive affect on the diversity of the local landscape in the longer term when the restoration reaches maturity. In the short to medium term the policy is also likely to have a positive affect through ensuring restoration plans for mineral developments are produced and they are implemented appropriately.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy sets out the Council’s approach to minerals development. It is anticipated that the policy will have a positive affect on SEA objectives 1 and 7 given that the policy seeks to protect geodiversity when mineral proposals are brought forward. It is anticipated that there will be significantly positive affects on SEA objective 16 in the long term, as despite minerals developments having a detrimental impact on the local landscape in the time when the extraction is live, once the workings have finished the policy requires the proposals to be brought forward with and subsequently implemented restoration plans which can have significantly positive affects on the local landscape in the longer term. It is necessary to have a policy such as this to make clear the council’s approach to mineral extraction and also to set down what types of minerals development will be acceptable.

Policy 54 – Mineral Wastes

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification It is unlikely that this policy will have a direct impact on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
7	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	++	++	++	H	++	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Justification This policy specifically deals with issues related to mineral waste. The policy actively encourages the use of the waste hierarchy in dealing with mineral wastes. A waste management plan should be provided with all applications for mineral development and therefore issues related to mineral wastes can be organised prior to the application being determined.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Justification It is unlikely that this policy will have a direct affect on this SEA objective.
17	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have a direct affect on this SEA objective.

Commentary

This policy sets out the Council’s proactive approach to mineral wastes. It is anticipated that this policy will have a significant positive impact on SEA objective 8 as it actively encourages the use of the waste hierarchy in dealing with mineral wastes and requires a waste management plan to be submitted and approved as part of any planning application related to mineral development. It is necessary to have a policy such as this to ensure a legacy of mineral waste does not have a detrimental impact on the landscape and wider environmental interests in the longer term. It is important to note that this policy should not be read or applied in isolation.

Policy 55 – Peats and Soils

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification It is unlikely that this policy will have a direct impact on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
7	++	++	++	H	++	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Justification The policy is specifically tailored to ensure a reduction in removal of good quality soil from sites, protect soil function, and ensure carbon storage of peatland can be achieved. A presumption against the development of new areas of commercial peat extraction will help to ensure that carbon storage of peatland is safeguarded.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Justification It is unlikely that this policy will have a direct affect on this SEA objective.
17	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.

Commentary

This policy sets out how developments should demonstrate unnecessary disturbance, degradation or erosion of peats and soils. It is anticipated that there will be a significantly positive affect on SEA objective 7 as it directly addresses this SEA objective ensuring that soil and peat functions are not adversely affected and further commercial extraction of peat does not occur except in exceptional circumstances. It is necessary to have a policy such as this given the long time it takes for peats and soils to be restored.

Policy 56 - Travel

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Local Transport Strategy is subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance The Local Transport Strategy is subject to a separate SEA process.</p> <p>Justification The policy makes provision to ensure due regard is given to the core paths plans. The paths and trails identified through the core paths plan are key elements of the green network and this policy ensures that they are given due consideration.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Local Transport Strategy is subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The Local Transport Strategy is subject to a separate SEA process.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have a direct impact on this SEA objective.
5	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. The Local Transport Strategy is subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	=	=	=	M	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. The Local Transport Strategy is subject to a separate SEA process. Justification The policy ensures that due consideration is given to core path plans. This should ensure that the public access, via core paths, is not impeded. However, this is better addressed through other SEA objectives.
7	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. The Local Transport Strategy is subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							management and associated: supplementary guidance. The Local Transport Strategy is subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. The Local Transport Strategy is subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. The Local Transport Strategy is subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	+	+	L	+	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. The Local Transport Strategy is subject to a separate SEA process. Justification By encouraging a modal shift in transport use it is anticipated that this policy will reduce traffic on the road and this in turn would reduce congestion. It is anticipated that this would be achieved in the medium to longer term through the linkages to the provisions of the local transport strategy and core path plans. With a reduction in

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							congestion it is likely that there would be less localised issues with air quality due to transport emissions.
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. The Local Transport Strategy is subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. The Local Transport Strategy is subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	+	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. The Local Transport Strategy is subject to a separate SEA process.</p> <p>Justification The policy actively encourages a modal shift from private car to more sustainable transport modes, having regard to key travel desire lines, this should not necessarily facilitate a reduction in travel but should ensure developments take into consideration the need to improve sustainable transport infrastructure. To ensure that this element of the policy can be delivered once the development is up and running, the policy requires mitigation to be put in place which might include on and/or off-site elements. The policy also facilitates a move toward maximum parking standards as set out in Scottish Planning Policy. This is intended that this will facilitate a move towards lower private car ownership in built up areas and encourage a</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>modal shift to more sustainable modes of transport. The implementation and monitoring of green travel plans is a further measure the council intend to take through this policy to ensure that a reduction in travel by public car is being achieved. Through support of the core paths plans this policy also provides opportunity to facilitate a growth in the number of people walking and cycling both for active travel and for recreation.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Local Transport Strategy is subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape The Local Transport Strategy is subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. The Local Transport Strategy is subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	18	=	=		=	L	

Commentary

This policy comprehensively addresses travel issues related to development and encourages a modal shift towards sustainable transport. It is anticipated that there will be a positive affect on SEA objective 2 (given the promotion of walking and cycling routes which form a key part of the green network) and SEA objective 11 (improvement to infrastructure and a modal shift will in time improve air quality). Significant positive affects are anticipated on SEA objective 14 given the comprehensive approach the policy takes to the general reduction in travel and promotion of a modal shit to sustainable transport. It is essential to have a policy such as this to ensure sustainable travel is fully considered when assessing an application but also to ensure appropriate consideration is given to the Local Transport Strategy.

Policy 57 – Natural Built and Cultural Heritage

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. While a site is classed as local/regional/national/international importance this does not mean the relevant policy framework will be any less rigorously applied.</p> <p>Justification The policy makes a significant contribution toward the protection and enhancement of biodiversity in Highland by ensuring sites which are designated for their biodiversity value are fully considered when assessing a planning application. The policy is not anticipated to have a detrimental affect on protected species as it protects sites where many protected species can be found. It is envisaged through the protection of particular sites that the RBAP and LBAP targets will be contributed towards, however this will be felt more prominently if the policy is used in conjunction with policies on species and habitats. If a habitat of importance is part of a designated site then this policy will safeguard it for its biodiversity value or other reason.</p>
2	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP.</p> <p>Justification The green network is made up of a number of natural, built and cultural heritage features. Through this policy these elements of the network can be protected from inappropriate development, leading to an indirect protection of the green network.</p>
3	+	+	+	H	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Justification This policy does not specifically provide opportunities for people to come into contact with and appreciate nature but by ensuring that proposals in these areas are appropriate then this policy protects these sites and by proxy gives opportunity for people to come in contact with nature.
4	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Justification It is unlikely that this policy will have a direct impact on this SEA objective.
5	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
7	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							previously used land and peats and soils. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
15	++	++	++	H	++	++	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>While a site is classed as local/regional/national/international importance this does not mean the relevant policy framework will be any less rigorously applied.</p> <p>Justification</p> <p>This policy makes specific provision for the protection of the historic environment with many features being identified in the hierarchy of local/regional/national/international importance. This should lead to consideration of the historic environment when determining planning applications, however the relevant policy framework should also be considered such as the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.</p>
16	++	++	++	H	++	++	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP.</p> <p>While a site is classed as local/regional/national/international importance this does not mean the relevant policy framework will be any less rigorously applied.</p> <p>Justification</p> <p>The policy makes specific provisions to address this SEA objective and have a significantly positive affect in the short, medium and longer term. Through the appropriate consideration of features of local/regional importance at a planning application stage it will be possible to ensure that local diversity and distinctiveness is maintained or enhanced as are the special qualities of designated areas. However, the relevant policy framework should also be considered</p>
17	++	++	++	H	++	++	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP.</p> <p>Justification</p> <p>Through this policy it is anticipated that there will be a significantly positive affect on this SEA objective in the short, medium and long term. A range of features which play a significant role in the character of the landscape are covered by this policy which seeks appropriate levels of protection for these features.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
18	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Any supplementary guidance produced on wild land will be subject to a separate SEA process.</p> <p>Justification This policy aims to ensure the appropriate consideration of wild areas and isolated coast. These can be significant areas right across Highland. Isolated coast has been identified within the Coastal Development Strategy however, wild areas have not yet been identified but will be in due course in partnership with SNH. Supplementary Guidance will provide further guidance on the policy, however appendix 6.2 of the HwLDP provides a list of wildness qualities which will be considered until the time that this supplementary guidance and mapping is complete.</p>

Commentary

This policy sets out the Council's comprehensive approach to the protection and enhancement of the outstanding natural, built and cultural heritage of the area. It is anticipated that there will be significant positive affects on SEA objectives 1, 15, 16, 17 and 18 due to the protection given to features which make a contribution to these SEA objectives. It is also anticipated that there will be lesser positive affects on SEA objectives 2 and 3 given that the features protected and enhanced through this policy make contributions towards these SEA objectives indirectly. It is necessary to have a policy such as this to ensure the natural, built and cultural heritage of the Highlands is protected in planning policy terms as well as in a statutory basis. Through having a policy such as this it also makes it easier to interpret the constraint different features may have on development. It should be noted that this policy should not be read or applied in isolation.

Policy 58 – Protected Species

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. A species may be protected by this policy but may also be protected by other legislation or nature conservation designations</p> <p>Justification This policy is likely to have a significantly positive affect on this SEA objective. The policy ensures where there is reason to believe that a protected species may be present on a site or be affected by a proposal a survey should be carried out and where necessary mitigation should be identified. The policy sets out in what circumstances development which may affect species may be permitted. Specific criteria are set out for European protected species, protected bird species and any other protected species while considering potential cumulative impacts.</p>
2	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification The green network provides opportunities for the protection of habitats in which many protected species reside. While this policy does not make provision for the protection and enhancement of a green network, it does ensure that species which form a significant part of the network are protected.</p>
3	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification This policy does not specifically provide opportunities for people to come into contact with and appreciate nature</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							(and in this case protected species) but by ensuring that proposals are appropriate and do not have an adverse impact on protected species then this policy, by proxy, gives opportunity for people to come in contact with protected species. This may not necessarily be desirable as contact with humans may adversely impact protected species. If it is likely that a protected species may be affected by human activity then a recreational access management plan may be required.
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification It is unlikely that this policy will have a direct impact on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance produced on wild land will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy sets out how the Council will deal with proposals which may affect protected species. It is anticipated that there may be significantly positive affect on SEA objective 1 as the policy seeks to maintain and enhance valuable protected species through a criteria based policy approach. It is also anticipated that there may be an indirect positive affect on SEA objective 3 given the protection of these species will continue to ensure that there will be opportunity to come into contact and understand these species in the Highland area. It is necessary to have a policy such as this to make it clear when proposals affecting protected species may be need mitigation or in some cases may not be permitted at all. It is important to note that this policy should not be read or applied in isolation.

Policy 59 – Other Important Species

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. A species may be protected by this policy but may also be protected by other legislation or nature conservation designations.</p> <p>Justification This policy is likely to have a significantly positive affect on this SEA objective. The policy requires development to avoid adverse affects either individually or cumulatively on other important species. Where necessary conditions and agreements will be used to ensure this is the case.</p>
2	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification The green network provides opportunities for the protection of habitats in which many important species reside. While this policy does not make provision for the protection and enhancement of a green network, it does ensure that species which form a significant part of the network are protected.</p>
3	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification This policy does not specifically provide opportunities for people to come into contact with and appreciate nature (and in this case important species) but by ensuring that proposals are appropriate and do not have an adverse impact on important species then this policy, by proxy, gives opportunity for people to come in contact with</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							important species. This may not necessarily be desirable as contact with humans may adversely impact species. If it is likely that a species may be affected by human activity then a recreational access management plan may be required.
4	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. Justification It is unlikely that this policy will have a direct impact on this SEA objective.
5	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
7	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural,</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Built and Cultural Heritage and landscape. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance produced on wild land will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.

Commentary

This policy sets out how proposals for other important species, which are not protected, will be considered. It is anticipated that there would be a positive affect on SEA objective 1 as it seeks to maintain and enhance important species as defined in EC directive and biodiversity action plans. It is also anticipated that there will be a positive affect on SEA objective 3. It is important to note that this policy should not be read or applied in isolation.

Policy 60 – Other Important Habitats

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policy on Natural, Built and Cultural Heritage. A species may be protected by this policy but may also be protected by other legislation or nature conservation designations.</p> <p>Justification This policy is likely to have a significantly positive affect on this SEA objective. The policy seeks to safeguard the integrity of features which are of major importance because of their structure or in combination as habitat stepping stones. Through this policy it is anticipated that a significant contribution towards LBAP and RBAP targets will be made as the policy ensures habitats of importance for biodiversity are protected.</p>
2	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification The green network provides opportunities for the protection of important habitats. While this policy does not make provision for the protection and enhancement of a green network, it does ensure that habitats which form a significant part of the network are protected.</p>
3	+	+	+	H	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification This policy does not specifically provide opportunities for people to come into contact with and appreciate nature (and in this case important habitats) but by ensuring that proposals are appropriate and do not have an adverse</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							impact on important habitats then this policy, by proxy, gives opportunity for people to come in contact with important habitats. This may not necessarily be desirable as contact with humans may adversely impact habitats. If it is likely that a habitat may be affected by human activity then a recreational access management plan may be required.
4	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. Justification It is unlikely that this policy will have a direct impact on this SEA objective.
5	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
7	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policies on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification The policy seeks to safeguard the integrity of features of the landscape which are important because of their contribution to habitats. In many cases these habitats and landscape features are key to the local diversity and distinctiveness of the area. Therefore this policy is likely to have a positive affect on this SEA objective, by</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							working with other policies within the plan such as natural, built and cultural heritage and landscape it is anticipated that there may be a significantly positive affect in the short, medium and longer term.
17	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification The policy seeks to ensure the importance of key features of the landscape for habitats are considered. Some of these features may be large and therefore it is anticipated that through this policy's protection of these features it may help to ensure special qualities of the landscape and scenic value are not lost. If used in conjunction with other policies of the plan it is anticipated that this policy may facilitate a significantly positive environmental affect.</p>
18	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance produced on wild land will be subject to a separate SEA process.</p> <p>Justification This policy is likely to have a neutral affect on this SEA objective. While the policy seeks to safeguard the integrity of features of the landscape which are of major importance to habitats (this may include wild land), it would only cover areas which are of importance to habitats this may not cover all wild areas and their qualities.</p>

Commentary

This policy sets out how proposals for other important habitats, which are not protected, will be considered. It is anticipated that there would be a positive affect on SEA objective 1 as it seeks to maintain and enhance important species as defined in EC directive and biodiversity action plans. It is also anticipated that there will be a positive affect on SEA objective 3 and 17. It is important to note that this policy should not be read or applied in isolation.

Policy 61 - Landscape

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	=	=		=	L	
2	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Related Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The landscape can form a major part of a green network, helping to set a green networks boundary and providing habitats which allow the movement of species. This policy will ensure that relevant green network components are protected and enhanced, however it is not anticipated that this policy will have a positive affect when used in isolation, the green networks policy and supplementary guidance will have a more significant affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Related Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The policy will not be read or applied in isolation. Related Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct impact on this SEA objective.
5	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Related Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Related Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
7	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Related Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Related Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Related Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Related Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Related Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. All natural, built and cultural heritage features covered by this policy are listed in an appendix to the HwLDP. Related Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Related Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Related Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Related Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	16	++	++		++	H	
17	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. Related Supplementary Guidance will be subject to a separate SEA process. Landscape impact of renewable energy proposals will be subject to additional scrutiny under the renewable energy policies of this plan.</p> <p>Justification It is anticipated that this policy will have a significant affect in the short, medium and long term at local ad regional levels. The policy should ensure that developments take into consideration Landscape Character Assessments meaning that the character of the areas should be maintained or enhanced. The policy seeks to ensure that proposals relate to the landscape characteristics and special qualities of the area in which it is proposed including, scale, form, pattern and use of materials (and considering cumulative impact), this should ensure that visual impact on new development proposals in sensitive areas is an appropriately considered.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural,</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Built and Cultural Heritage. Related Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.

Commentary

This policy sets out how proposals should relate to the landscape and its characteristics. It is anticipated that there will be significantly positive affects on the two landscape related SEA objectives 16 and 17. Through having a policy such as this it should ensure that proposals appropriately consider their surroundings and when used in conjunction with other policies of the plan such as policy 29 (sustainable design) and policy 30 (design quality and place making) there should be further benefits from this policy especially in relation to larger developments out with urban areas.

Policy 62 – Geodiversity

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	H	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification The policy seeks to support proposals which include measures to protect and enhance geodiversity interests of international, national and regional/local importance. The policy on natural, built and cultural heritage covers SSSI which are designated for geodiversity value and also un-notified GCR sites and working in conjunction with this policy will lead to significantly positive affects in the the short, medium and longer term.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification The policy is supportive of proposals that improve the accessibility and interpretation of geodiversity as an educational or geotourism resource. With this said the policy also ensures the protection of such assets through ensuring that these proposals sympathetically integrate development and geodiversity interests. Through these provisions it is anticipated that this policy will have a lasting significantly positive affect at a local and regional level on this SEA objective by ensuring appropriate access to areas of geodiversity is sought available.</p>
4	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The policy will not be read or applied in isolation. Justification It is unlikely that this policy will have a direct impact on this SEA objective.
5	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
7	+	+	+	H	+	+	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policies on previously used land and peats and soils. Justification This policy actively supports proposals which include measures to protect and enhance geodiversity interests which will have a positive affect on this SEA objective. The policy will work in conjunction with the policy on natural, built and cultural heritage to afford levels of protection to un-notified GCR sites and SSSI where the qualifying feature is geodiversity, giving a lasting significantly positive affect.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							management and associated: supplementary guidance. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Justification It is unlikely that this policy will have a direct affect on this SEA objective.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have a direct affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.

Commentary

This policy sets out the council's approach to geodiversity. It is anticipated that there will be positive affects on SEA objective 1 and 7 with significantly positive affects on SEA objective 3 as through the policy geodiversity is afforded a level of protection and will be a key consideration in the determination of applications thus ensuring it is accessible for future generations to gain a better understanding of its importance to their local area. It is necessary to have such a policy as to ensure protection is afforded to sites which may be rich in geodiversity but not covered by any statutory designations such as SSSI and ensure that the geodiversity of an area can be better understood as to ensure future generation may act as custodians of it. It is important to note that this policy should not be read or applied in isolation.

Policy 63 – Water Environment

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA).</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA).</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA).</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Justification It is unlikely that this policy will have a direct impact on this SEA objective.
5	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Justification It is unlikely that this policy will have a direct affect on this SEA objective.
7	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
8	=	=	=	L	=	=	<p>It is unlikely that this policy will have a direct affect on this SEA objective.</p> <p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA).</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	+	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA).</p> <p>Justification It is anticipated that this policy will have a significantly positive affect in the medium to long term at a local and regional scale. In the short term it is likely to have limited positive affect due to the area river basin management plans not yet being in place for the whole of Highland. By ensuring the RBMPs are considered the policy should ensure that there is no detrimental affect on the water environment and where possible water quality is enhanced.</p>
10	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA).</p> <p>Justification While the policy makes provision for proposals not to compromise the objectives of the water framework directive, it the policy does not make specific provisions to enhance natural drainage, prevent soil sealing or ensure SuDS are included in new developments. This is covered by other policies of the plan including sustainable design.</p>
11	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							have/will be subject to a separate SEA process (carried out by SEPA). Justification It is unlikely that this policy will have a direct affect on this SEA objective.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Justification It is unlikely that this policy will have a direct affect on this SEA objective.
17	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Justification It is unlikely that this policy will have a direct affect on this SEA objective.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA).</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy sets out the Council's high level approach to ensuring protection and enhancement of the water environment with other policies going into detail on particular issues. It is anticipated that the policy will have a significantly positive affect on SEA objective 9 by ensuring that when assessing proposals there will be appropriate consideration of all of the relevant issues covered in the local RBMP. This will ensure that the main provision of the RBMP to avoid degrading of water body quality. It is necessary to have a policy such as this to set out how the council will use RBMP to put a localised context to the implementation of the water framework directive, however this policy can not be applied in isolation and must consider other water environment policies including policies, 65, 66 and 67.

Policy 64 – Flood Risk

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct impact on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have a direct affect on this SEA objective.
9	+	+	+	H	+	+	<p>Assumptions The policy will not be read or applied in isolation. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is anticipated that through requiring developments to fully consider the potential risk of flooding associated with any proposal in an area of medium to high risk flood probability that a general improvement to the water environment may be made. This is due to the risk of flooding over time being lower and flood waters can reduce the water quality therefore leading to at least the maintenance of the water quality over time with potential for improvement. Through working with other policies of the plan such as waste water treatment and surface water drainage it is anticipated that there would be a significantly positive affect on this SEA objective.</p>
10	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification The policy seeks to ensure that appropriate mitigation is put in place to avoid an increased risk of flooding. This mitigation would be different for each proposal with site specific mitigation being addressed through Flood Risk Assessments. This will help to ensure that appropriate drainage infrastructure is in place to avoid flood risk. This will ensure, in conjunction with the policy on Surface Water Drainage that SuDS are actively considered during the planning application stage.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
12	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is anticipated that the policy will help to ensure new developments are free from flooding by ensuring the risk of flooding is fully considered at the planning application stage and appropriate natural drainage infrastructure and SuDS are included in new developments. The policy will have greater benefit against this SEA objective if the policy is used in conjunction with other policies of the plan such as waste water treatment or surface water drainage.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural,</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Built and Cultural Heritage. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy sets out the council's approach to dealing with proposals which may potentially be at risk from flooding. This approach is inline with national policy on the issue. It is anticipated that there would be a positive affect on SEA objective 9 given the general improvement to the water environment. Most significant positive affects will be on SEA objective 10 (due to the policy requiring appropriate mitigation to be identified and implemented) and 12 (as consideration will be given to flood risk to lower the vulnerability to climate change). It is important to note that the most significant affects of this policy will only be achieved if read and applied in conjunction with other policies of this plan especially policy 66 and 67.

Policy 65 – Waste Water Treatment

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is likely that this policy will have a slight positive affect in the short, medium and longer term at a local level. The</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							policy makes specific provision to ensure that in areas of cumulative drainage impact any private water sewerage treatment should drain to land rather than water and that there will not likely result in or add to significant health problems. This is also a factor in determining whether a development can be allowed to not connect to the public sewer.
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is anticipated that through this policy that all developments will be supported by the appropriate drainage infrastructure. Any new proposal not connecting to the public sewer is required to demonstrate why it is not connecting and how waste water is going to be dealt with. The policy clearly sets out the Council's preferred method for and if an alternative is used then the requirements which will need to be met. This should ensure that there will be no detrimental impact on the water environment.</p>
10	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification The policy seeks to ensure that appropriate consideration is given to waste water treatment but it does not aim to enhance natural drainage, prevent soil sealing or ensure SuDS are included in new developments.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy sets out how that the Council, in partnership with SEPA, will seek that all new developments connect to the public sewer in the first instance and then how proposals will be considered that are unable to do this. It is anticipated that the policy will have a positive affect on SEA objective 4 given the avoidance of potential adverse impact on public health. The policy is likely the have a significantly positive affect on SEA

objective 9 by ensuring new developments are supported by appropriate drainage infrastructure avoiding negative affects on the water environment.

Policy 66 – Surface Water Drainage

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have a direct affect on this SEA objective.
9	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will have a positive affect by ensuring that appropriate drainage infrastructure is in place to facilitate natural drainage. This is above the provision made in the policy on waste water treatment and should ensure an impact on the water environment is avoided.</p>
10	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification The policy seeks to ensure that appropriate consideration is given to the use of Sustainable Drainage Systems. The benefits will be 3 fold as it will offer enhanced natural drainage, prevent soil sealing in some areas of new developments and ensure SuDS are included in new developments.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Any supplementary guidance on flooding will be subject to a separate SEA process.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification This policy is likely to help new developments to be free from flooding. This policy will work in conjunction with the policy on flooding to ensure that where flooding is likely on the site appropriate natural drainage can be sought to alleviate some of the risk through an appropriately designed SuDS.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on flooding will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural,</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Built and Cultural Heritage and landscape Any supplementary guidance on flooding will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
17	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Any supplementary guidance on flooding will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance on flooding will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.

Commentary

This policy sets out the Council's requirement for all proposed developments to be drained by SuDS. It is anticipated that this policy will have a positive affect on SEA objective 9 due to the avoidance of adverse impacts on the water environment. Significant affects are likely on SEA objective 10 due to the benefits of SuDS in new developments on maintaining run-of within carrying capacity. Significant affects are also anticipated on SEA objective 12 as the inclusion of SuDS in new developments will ensure that the vulnerability to the risks of climate change, in this case flooding, can be mreduced through appropriate mitigation being built into new developments from the outset.

Policy 67 – Renewable Energy Developments

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is anticipated that this policy will not afford any additional protection to designated sites. However, one of the key considerations of this policy is the impact proposals will have on the natural, built and cultural heritage of an area. In areas where the designated sites are present the policy should be used in conjunction with the policy on natural, built and cultural heritage.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The policy makes provision to asses proposals against the impact it is likely to have against a number of different features/issues. Many of these are related to opportunities to come into contact with nature and experience natural environments. For example the policy proposes that proposals should consider the impact on tourism,</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							recreation and film industry interests which are likely to help contribute towards the education of local people and tourists in terms of their understanding of the local wildlife.
4	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification While not a specific policy to deal with the health impacts of such proposals, this policy does seek to consider the proposal against a number of health related issues. These include general public health and safety, visual intrusion, ice throw and shadow flicker. These issues can have an affect on mental and physical wellbeing therefore it is appropriate that this policy to score positively against this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The policy ensures that the impact on recreation (including public access) is appropriately considered when determining any application. In addition the policy requires the consideration of the amenity of core path and other established path users.</p>
7	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The policy assesses the impact of proposals against ground water and surface water. Through doing this it is possible to consider that this policy may have a positive affect on this SEA objective as it should prevent any detrimental affect on the water environment and through use with other policies of this plan will be able to mitigate any potential impact.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	++	++	++	M	++	++	Assumptions The policy will not be read or applied in isolation. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. Justification This policy facilitates the production of renewable energy across highland subject to specific criteria being met. The criteria in the policy ensure that it is possible to grow renewable energy production in Highland without significant detrimental affects on the environment. One of the key considerations of this policy visual impact and the cumulative impact of visual impact, while visual impact can not be avoided in some cases this policy directs renewable energy developments and associated infrastructure to areas where there will be limited affect. The supplementary guidance on onshore wind energy will give additional detail on this issue and provide guidance.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The policy ensures regard is had to significant affects on built and cultural heritage features when applications for renewable energy developments are being assessed. This will ensure that appropriate mitigation is put in place to avoid any detrimental affect on the historic environment and where possible protect and enhance it.</p>
16	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The policy ensures regard is had to significant affects on natural heritage features when applications for renewable energy developments are being assessed. This will ensure that appropriate mitigation is put in place to avoid any detrimental affect on important landscape designations such as NSA/SLAs. The policies on natural, built and cultural heritage and landscape will be key considerations with regard to this SEA objective. Through consideration of this it should also be possible to ensure that local diversity and distinctiveness will be a consideration in the planning application process.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	17	++	++		++	H	
18	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The policy ensures regard is had to significant affects on natural heritage features when applications for renewable energy developments are being assessed. As wild areas are a natural heritage feature this policy should safeguard the ability of people to experience qualities of wildness.</p>

Commentary

This policy sets out the Council's approach to renewable energy developments and sets out a series of considerations for renewable energy proposals. Given this series of considerations is set out clearly in the policy it is envisaged that there will overall be a number of positive affects on SEA objectives 1, 3, 4, 6, 9, 15 and 16. It is also considered that there may be significantly positive affects of this approach including on SEA objective 13 as this proposal should provide opportunity to significantly increase the proportion of energy from renewable sources. It is also anticipated that this policy should have a significantly positive affect on SEA objective 17 by ensuring that proposals consider the visual impact of their proposal and cumulative impact of other proposals while also respecting the scale and character of the wider area. While this policy is anticipated to have a number of positive affects there may still be localised detrimental impacts of individual proposals, this policy

however ensures that these are considered at the planning application stage. It is important to note that this policy should not be read or applies in isolation.

Policy 68 – “Community” Renewable Energy Developments

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments.</p> <p>Justification Through linkage to the Renewable Energy Developments policy any proposal for a renewable energy development will consider the affect on the natural, built and cultural heritage of an area. In areas where the designated sites are present the policy should be used in conjunction with the policy on natural, built and cultural heritage.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural,</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Built and Cultural Heritage. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments.</p> <p>Justification Through linkage to the Renewable Energy Developments policy the policy makes provision to assess proposals against the impact it is likely to have against a number of different features/issues. Many of these are related to opportunities to come into contact with nature and experience natural environments.</p>
4	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments.</p> <p>Justification Through linkage to the Renewable Energy Developments policy the policy deals with the health impacts of renewable energy proposals, including general public health and safety, visual intrusion, ice throw and shadow flicker. These issues can have an affect on mental and physical wellbeing therefore it is appropriate that this policy to score positively against this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							developments. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	+	+	+	M	+	+	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments. Justification Through linkage to the Renewable Energy Developments policy the policy ensures that the impact on recreation (including public access) is appropriately considered when determining any application. In addition the policy requires the consideration of the amenity of core path and other established path users.
7	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments.</p> <p>Justification</p> <p>It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	+	+	+	M	+	+	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments.</p> <p>Justification</p> <p>Through linkage to the Renewable Energy Developments policy, the policy assesses the impact of proposals against ground water and surface water. Through doing this it is possible to consider that this policy may have a positive affect on this SEA objective as it should prevent any detrimental affect on the water environment and through use with other policies of this plan will be able to mitigate any potential impact.</p>
10	=	=	=	L	=	=	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>This policy links back to the Renewable Energy Developments policy and all assessments of “community”</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							renewable energy developments will be assessed in the same manner as commercial renewable energy developments. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	++	++	++	M	++	++	Assumptions The policy will not be read or applied in isolation. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments.</p> <p>Justification Through linkage to the Renewable Energy Developments policy, this policy facilitates the production of renewable energy across highland subject to specific criteria being met. The criteria in the policy ensure that it is possible to grow renewable energy production in Highland without significant detrimental affects on the environment. One of the key considerations of this policy visual impact and the cumulative impact of visual impact, while visual impact can not be avoided in some cases this policy directs renewable energy developments and associated infrastructure to areas where there will be limited affect. The supplementary guidance on onshore wind energy will give additional detail on this issue and provide guidance.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							developments. Justification Through linkage to the Renewable Energy Developments policy, the policy ensures regard is had to significant affects on built and cultural heritage features when applications for renewable energy developments are being assessed. This will ensure that appropriate mitigation is put in place to avoid any detrimental affect on the historic environment and where possible protect and enhance it.
16	+	+	+	M	+	+	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments. Justification Through linkage to the Renewable Energy Developments policy, the policy ensures regard is had to significant affects on natural heritage features when applications for renewable energy developments are being assessed. This will ensure that appropriate mitigation is put in place to avoid any detrimental affect on important landscape designations such as NSA/SLAs. The policies on natural, built and cultural heritage and landscape will be key considerations with regard to this SEA objective. Through consideration of this it should also be possible to ensure that local diversity and distinctiveness will be a consideration in the planning application process. Directly through this policy the proposal considers the impact on the very local landscape if it is not anticipated that the proposal will affect any other communities, this should lead to the avoidance of any potential impacts on the local landscape or its distinctiveness.
17	++	++	++	H	++	++	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural,

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Built and Cultural Heritage and landscape. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments.</p> <p>Justification Through linkage to the Renewable Energy Developments policy, this policy encourages renewable energy developments but also ensures that any proposal takes into consideration any affect there may be on visual impact and impact on landscape character. This should ensure that proposals reflect the scale and character of the landscape.</p>
18	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process. This policy links back to the Renewable Energy Developments policy and all assessments of “community” renewable energy developments will be assessed in the same manner as commercial renewable energy developments.</p> <p>Justification Through linkage to the Renewable Energy Developments policy, the policy ensures regard is had to significant affects on natural heritage features when applications for renewable energy developments are being assessed. As wild areas are a natural heritage feature this policy should safeguard the ability of people to experience qualities of wildness.</p>

Commentary

The policy sets out how the council will assess proposals for community renewable energy developments. As this policy does not differ from the approach which will be taken for commercial proposals there is little/no variation in the outcomes of the assessment, with positive affects

anticipated for SEA objectives 1, 3, 4, 6, 9, 15, 16 and significantly positive affects likely on SEA objective 13 and 17. This policy should not be read or applied in isolation and special consideration should be given to Policy 68 given the clear linkage to that policy.

Policy 69 – Electricity Transmission Infrastructure

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	H	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification Within sensitive areas, such as designated sites, this policy seeks to secure additional mitigation to ensure there are no detrimental affects on the environment. This should ensure that proposals for electricity transmission infrastructure do not have a detrimental affect on protected species, biodiversity, designated sites or habitats.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification It is unlikely that this policy will have a direct impact on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
7	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	+	+	+	H	+	+	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Justification In sensitive locations, such as locally important landscapes, the policy offers an opportunity to seek addition mitigation to ensure there is no detrimental affect on the environment. Through this policy there will also be support for alternatives to over ground routes. This will help to ensure that the affect on the diversity and distinctiveness of the local landscape is not adversely affected. In addition this policy may improve local landscape distinctiveness by requiring old and redundant infrastructure to be removed where it is being replaced by a new application for electricity transmission infrastructure.
17	+	+	+	H	+	+	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Justification Through the support for alternatives to over ground route proposals where it would not have significantly detrimental impact on the environment the policy actively seeks to ensure visual impact is minimised.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy sets out the Council’s support for electricity transmission infrastructure and how they can be suitably located in relation to specific circumstances. It is anticipated that there will be positive affects on SEA objectives 1 due to the policy seeking additional mitigation in sensitive areas, and SEA objectives 16 and 17 as the policy addresses how landscape impact of infrastructure can be mitigated. It is important to note that this policy should not be read or applied in isolation. It is necessary to have a policy such as this as it needs to be clear that there is impacts of infrastructure related to energy developments and these should be assessed as rigorously as the proposal for the energy development itself.

Policy 70 – Waste Management Facilities

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification The policy ensures that proposals for waste management facilities will be assessed against the affect on public health or safety impacts. This will ensure that there is not a detrimental affect on human health, appropriate mitigation may need to be secured to avoid detrimental affect, however this is likely to be through regulatory means rather than planning policy.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	++	++	++	H	++	++	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification This policy seeks to deliver a fit for purpose network of waste management facilities for Highland. The policy does not make it clear what type of waste management facility will be supported on the preferred sites. This offers flexibility to ensure that the most appropriate waste management facility is located on each site, this may include EfW plants. While not specifically seeking to minimise waste the policy seeks localised solutions to localised waste issues and seeks to minimise waste going to landfill. Through linkage to the Waste Management in New Developments: Supplementary Guidance the policy seeks support the achievement of government targets through use of the waste management hierarchy.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification The policy is likely to have a positive impact on this SEA objective as it supports development of new waste management facilities which can include energy from waste plants. This will enable energy and heat from a semi-renewable source to be utilised in local areas across Highland.
14	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have a direct affect on this SEA objective.
17	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.

Commentary

This policy seeks to ensure a fit for purpose network of waste management facilities can be created in Highland. It is anticipated that there will be positive affects on SEA objective 4 (due to policy requiring waste management proposals being assessed against impact on public health) and SEA objective 13 (as the policy has the potential to deliver waste management facilities which can act as a sustainable source of heat/power). It is anticipated that this policy will have a direct and significant affect on SEA objective 8 as it seeks to ensure less waste is sent to landfill and waste is managed more effectively within the Council area. It is necessary to have a policy such as this to ensure this network of fit for purpose waste management facilities can be created. It is important to note that this policy should not be read or applied in isolation. Eah new site has been subject to a site SEA assessment where mitigation has been identified where appropriate.

Policy 71 – Safeguarding of Waste Management Sites

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification The policy ensures that proposals adjacent to waste management facilities are considered to be compatible. This should ensure that uses which may be at risk of public health issues are not located next to waste management facilities. This may include, for example, new residential developments adjacent to an active landfill.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	+	+	+	H	+	+	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification This policy seeks to ensure that the existing components of the waste management facility network in Highland are safeguarded. This also includes inappropriate development on adjacent sites which may undermine the current use of the site as a waste management facility, providing opportunities to expand existing facilities where appropriate to facilitate a move to “zero waste”. This policy will work in tandem with the policy on Waste Management Facilities to ensure delivery of a fit for purpose waste management network in Highland, and this will deliver a significantly positive affect on this SEA objective when the policies are applied together.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							environment. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification The policy is likely to have a positive impact on this SEA objective as it supports development of new waste management facilities which can include energy from waste plants. This will enable energy and heat from a semi-renewable source to be utilised in local areas across Highland.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Waste Management in New Developments: Supplementary Guidance is subject to a separate SEA process. Preferred waste management sites will be subject to a separate Site SEA Assessment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy seeks to protect the existing elements of the Highland waste management network. It is anticipated that there will be positive affects on SEA objective 4 and SEA objective 8. The positive affect on SEA objective 8 is not significant as the existing network provides limited opportunity to reduce the amount of waste going to landfill but only manages it. When applied in conjunction with Policy 71 it is likely to have significant positive affects, therefore it is important to note that this policy should not be read or applied in isolation. It is important to have a policy protecting existing waste management facilities in Highland as with out these it would be difficult to effectively and sustainably manage waste in Highland.

Policy 72 - Pollution

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	+	+	+	H	+	+	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification The policy seeks to only support development which may result in significant noise/air/water/light pollution where the pollution can be appropriately mitigated. This should ensure a neutral affect on public health as through this policy it should be possible to avoid impact on human health through these pollutants. There will also be a regulatory role which will also seek to reduce the impact of these pollutants on human health.</p>
5	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification This policy seeks to avoid significant pollution to water and if it is likely to have significant affect then detailed assessment reports on the levels, character, and transmission and receiving environment of the potential pollutions is provided and how the pollution can be appropriately mitigated. There will be a regulatory role which will also seek to reduce the impact of pollutants on the water environment.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification The policy seeks to avoid significant air pollution and where appropriate mitigation will be sought. There will be a regulatory role which will also seek to reduce the impact of pollutants on air quality. The policy on air quality will play a significant role in avoidance of adverse affects on air quality.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Justification It is unlikely that this policy will have a direct affect on this SEA objective.
17	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy sets out how the Council will consider pollutants when considering and determining planning applications. The policy is likely to have a positive affect on SEA objectives 4, 9 and 11 as it directly addresses potential adverse affects on these objectives and requires developers to clearly set out how any adverse affects will be mitigated. Through also including a requirement for major developments to follow a project environmental impact assessment, it ensures that potential pollutants can be addressed at all stages of development. It is important to note that this policy should not be applied in isolation and where air quality issues are expected policy 74 will be particularly relevant.

Policy 73 – Air Quality

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification The policy seeks to avoid impact on the natural environment that can be caused by air quality. While it is unlikely that development likely to have a significant affect on air quality would be located within designated sites, this policy offers opportunity to further safeguard the natural environment from issues related to air quality.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification The policy makes provision to ensure due regard is given to the core paths plans. The paths and trails identified through the core paths plan are key elements of the green network and this policy ensures that they are given due consideration.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	+	+	+	H	++	+	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification The policy seeks to ensure appropriate mitigation is secured where proposals are likely to adversely affect air</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							quality either individually or cumulatively. This should avoid harm to human health and wellbeing. In addition the policy considers that existing land uses may have a localised detrimental affect on air quality therefore proposals which introduce receptors to these uses must consider whether there would be a conflict with the existing adjacent use. If it is likely that there would be a conflict then the receptor use would not be approved. There will also be a regulatory role which will also seek to reduce the impact of a reduction in air quality on human health.
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	++	++	++	H	++	++	Assumptions The policy will not be read or applied in isolation. Justification The policy seeks to ensure adequate provisions are put in place to avoid any detrimental affect on the air quality locally and regionally. The policy seeks appropriate provisions such as an air quality assessment to demonstrate what mitigation will be required. The policy also seeks to ensure inappropriate receptors to air quality are not located next to existing uses which may have a localised detrimental affect.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Justification It is unlikely that this policy will have a direct affect on this SEA objective.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Justification It is unlikely that this policy will have a direct affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.

Commentary

This policy gives additional policy on air quality above that covered by policy 73. It is anticipated that there will be positive affects on SEA objectives 1 and 4, however most significant positive affects will be noticed on SEA objective 11. This is due to the policy specifically addressing this SEA objective through requiring mitigation and seeking that future proposals do not introduce inappropriate receptors to existing uses which have a localised detrimental affect on air quality. It is important to note that this policy should not be read or applied in isolation with policy 74 being of particular relevance.

Policy 74 – Green Networks

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification The policy seeks the protection and enhancement of green networks. A key part of a green network is the designated sites and the connectivity they help to bring to the network. The affect on this SEA objective will be different for each of the identified green networks dependant on the level of designated sites within the green network.</p>
2	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification The policy seeks the protection and enhancement of green networks which has a direct positive affect on this SEA objective. The policy also sets out how this protection and enhancement could be achieved in terms of avoidance of fragmentation and/or improvement to connectivity of the network. Through the green networks: supplementary guidance it is possible to further strengthen green networks by setting clear aims and objectives for the network as a whole and also individual networks in Highland. The provision of a green network can also facilitate species adaptation to climate change by contribution to the habitat networks protection and enhancement.</p>
3	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification Green networks provide opportunity to connect urban green space with the wider countryside. This can be done through simply connecting spaces adjacent to each other or through other connectors such as path linkages. As the policy seeks to protect and enhance the green network, it will help to ensure people have the opportunity to come into contact with nature through the green network and its component parts.</p>
4	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification The policy facilitates the protection and enhancement of spaces for recreation. There areas for recreation can help improve human health by providing opportunities for physical activity, a key component of a healthy lifestyle.</p>
5	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification This policy seeks the protection and enhancement of green networks, this may include the provision of more open spaces, an improvement of their quality or accessibility. While this is the case it will not be possible for this policy alone to be able to seek these improvements. The policy on open space and associated supplementary guidance will be best placed to secure the improvements to the open space, which in turn would have significant benefit to the green network.</p>
6	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification Core Paths and the rest of the path network form a significant element of any green network. They can be used to improve the connectivity of the green networks spaces and places.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. The Green Networks: Supplementary Guidance is subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. The Green Networks: Supplementary Guidance is subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. The Green Networks: Supplementary Guidance is subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	+	+	+	M	+	+	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification The policy offers provision for the protection and enhancement of green networks which includes the path network. This provides opportunity to increase active travel between settlements within the green network and reduce the reliance on private transport.</p>
15	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification Some historic environment features are key to the green network and in some cases other green network features are key to the setting of the historic environment. As a green network integrates both of these it is anticipated that there will be a lasting positive affect on this SEA objective.</p>
16	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification A green network can comprise of a number of key landscape features, through the protection and enhancement of the green network it is possible that the distinctiveness and diversity of the local landscape will be maintained and where a green network has been identified and priorities set it may be possible that the diversity and distinctiveness of the local landscape will be enhanced.</p>
17	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification Through the protection and enhancement of the green network it is anticipated that landscape character will be maintained or enhanced. This is because a green network would identify areas which are key to the landscape character of an area and safeguard them from inappropriate uses, while actively seeking appropriate uses such as recreation or agriculture.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy sets out the Council's approach to protection and enhancement of green networks in line with national policy. It is anticipated that given the broad ranging nature of green networks that there will be positive affects on a range of SEA objectives including 1 (a key component of the green network), 3 (green networks provide opportunities for people to come into contact with nature/natural environments), 4 (provide opportunities to take part in physical activity), 5 (open space is a key component of the green network), 6 (paths and trials are key components of the green network), 14 (can improve active travel linkages between places and spaces), 15 (can facilitate the protection of built and cultural heritage of the area), 16 (can help to protect the local diversity of the landscape) and 17 (can make a contribution to the protection of the character of the wider landscape). However this policy directly addresses and has a significantly positive affect on SEA objective 2 and ensures that green networks can be protected and enhanced through out highland, avoiding fragmentation and where possible improving connectivity of the network. As demonstrated by the number of SEA objectives that this policy addresses it is important to note that this policy should not be

read or applied in isolation in order to gain maximum benefit from the policy. It is important to have a policy on green networks to ensure these issues can be addressed comprehensively, however it is necessary to deal with elements of the green network through separate policies to ensure a robust approach each element of the network is made.

Policy 75 – Open Space

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification By ensuring open spaces of value are not developed this would ensure that the biodiversity value of these sites can be maintained and in the medium to long term they will be enhanced. This will have a very local effect. While this option does not offer any additional protection to protected species, by open spaces which are valued being protected this offers a habitat for certain protected species such as bats. While not directly contributing toward the targets in Local and Regional BAP targets this policy would help to encourage biodiversity on open space in and around towns through protection of them, however this is dependant upon the way in which the site of open space is maintained.</p>
2	+	+	++	M	++	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification This policy will not be able to ensure the importance of the priority species of the area is made a priority but may indirectly ensure that they are considered further as they may add value to the open space therefore offering them more protection by not promoting the loss of open spaces which may lead to fragmentation of the green networks. While this policy will lead to more open spaces and a general presumption against development of existing open</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							spaces it will not contribute further to the understanding of local wildlife. However the link to the open space in new residential development supplementary guidance in the supporting text does introduce a requirement for interpretation boards to be put in place where appropriate. By protecting open spaces which form parts of green networks and through the requirement for further open spaces to be created following the open space supplementary guidance open space will generally facilitate the creation of a more connected green network facilitating species adaptation to climate change.
3	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification This policy is concerned mainly with open space and physical activities in and around the city, towns and villages in Highland. Access to natural/semi-natural open spaces will be enhanced somewhat through the increase in open spaces which may be delivered via the open space in new residential development: supplementary guidance. If this is the case responsible access will need to be encouraged through the provisions of the access strategy and through the Scottish Outdoor Access Code but will not be able to be promoted through this topic.</p>
4	+	+	++	M	++	+	<p>Assumptions The policy will not be read or applied in isolation. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification As there would be a general presumption against the development of open spaces and potentially an increase in open spaces there will be a greater number of places for people to take part in physical activity. In the short term this may have positive effect and through an inferred linkage to the physical activity and sport strategy there would be a significantly positive affect in the medium and long term at a local level. This would lead to an overall</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							increase of benefit to human health at a regional level but it would be down to behaviours rather than land use issues which is outwith the scope of this SEA and the HwLDP.
5	+	++	++	H	++	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification Through this policy it is anticipated that there will be a significantly positive affect on this SEA objective. With linkages to the open space in new residential development: supplementary guidance will ensure that in the medium to long term there will be a positive affect on the quantity, quality and accessibility of open space in highland. Through the criteria based presumption against development of open space there will be a real opportunity to improve the provision of open space in the medium to long term however, this is dependant on developments being brought forward.</p>
6	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification This policy encourages the use of the accessibility standards contained within Open Space in New Residential Development: Supplementary Guidance, however it will not directly promote the use of core paths by linking them to fit for purpose open spaces. This policy will facilitate the protection and enhancement of the existing path network within existing open spaces and those paths and networks which link together open spaces but will not be able to protect and enhance the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							wider path network.
7	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification This policy may indirectly encourage the re-use of brownfield sites by re-using them for open space. However this will only occur as and when proposals come forward. This policy does not reduce the removal of good quality soil neither does it increase it. If appropriate geodiverse areas will be protected in new residential developments where open spaces are required. However this option and topic is not in a position to protect areas of importance for geodiversity in the wider area. Indirectly, this policy will aid in the protection of soil functions through protecting the open spaces it will not be built on therefore reducing the possibility of soil sealing, which will in turn protect soil functions. This will only have a positive effect in the long term as development proposals are over time encouraged to put open space at the heart of their proposals.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	Assumptions

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
10	=	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification Open Space can be seen, to an extent, as providing some natural drainage on new residential developments however this is limited and would need to be accompanied by a suitable SuDS where appropriate. This would ensure that there would be a positive increase in opportunities for natural drainage in the medium to long term. This policy will not be able to ensure that development has no detrimental impact on the water environment but by having open spaces within new developments there will be less areas where soil sealing will occur. Open Spaces are unable to enhance the water environment in solitude but with other provisions such as well designed SUDS schemes it may be possible in the long term. In some cases SuDS are designed as part of open spaces however it should not be the case that the SuDS is the only open space in a new development.</p>
11	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							SEA process. The Post Adoption Statement has been published and is available online. Justification Open Space will be able to contribute to preventing a reduction in air quality over the long term as it is likely to contain plants which can convert CO2 to oxygen reducing the harmful pollutants in the air. However it will not be able to reduce the issues with a wider range of pollutants.
12	=	+	+	M	+	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online. Justification Open space can contribute to a reduction in the likelihood of flooding as it can reduce soil sealing in new residential developments. However it will only have a minor contribution to ensuring new developments are free from flooding. Natural drainage will be improved onsite through the provision and protection of open space however it is very much dependant on the construction and type of open space.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	+	+	+	M	+	+	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification By increasing the number of fit for purpose open spaces and ensuring they are well connected in the town, village or city this may encourage the use of sustainable transport methods in the future. As in the medium to long term these spaces will be evenly spread and potentially near to path networks to allow travel by foot or by cycle. This option does not directly make open spaces accessible to all but through the application of the open space in new residential development supplementary guidance through improvements to open spaces and provision of new open space the accessibility of open space to all will be greatly increased through the design of the spaces especially the entrances and the paths around and through the sites.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification In the short term it is unlikely that the landscape character will be enhanced but in the medium to long term through improvements to existing open spaces and the provision of new open space the landscape character of</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							an area could be greatly enhanced. This may have a significant affect at a local level however this is dependant on the type of improvement/new open space. This policy will encourage local diversity and distinctiveness of place through the linkage with the open space in new residential development supplementary guidance.
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification The special qualities of designated areas such as AGLV's will be maintained or enhance however not through this option. This option would not afford any additional protection to designated areas.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy sets out the Council's approach to planning applications which may affect open space. The policy is likely to have a positive affect on a number of SEA objectives including 1, 3, 6, 10, 12, 14 and 16. Where the policy is likely to have the most significant affect is on SEA objectives 2 (given the contribution open space makes to green networks esp. within settlement boundaries) 4 (as protection and enhancement of open space will ensure opportunities are present to facilitate a healthier highland) and 5 (as the policy seeks to increase the proportion of high quality, accessible and fit for purpose open spaces). It is important to note that this policy should not be read or applied in isolation with

particular attention being paid to policy 75 and 77. It is necessary to have a framework for assessing open space provision in Highland to reflect national policy but also to meet the needs of the local area.

Policy 76 – Playing Fields and Sports Pitches

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification Playing fields and sports pitches form a significant part of a green network within settlements, allowing for the movement of species around their edges and providing opportunities to better connect open spaces. Through this policies criteria based presumption against the development on existing playing fields and sports pitches it is anticipated that this policy will ensure protection of the green network. Through application of open space in new residential development: supplementary guidance it will be possible to enhance these elements of the network in terms of quantity, quality, and accessibility.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							SEA process. The Post Adoption Statement has been published and is available online. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
4	+	+	+	M	+	=	Assumptions The policy will not be read or applied in isolation. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online. Justification As there would be a general presumption against the development on playing fields and sports pitches areas for physical activity are being protected and where possible enhanced (through application of the open space in new residential development: supplementary guidance). This will offer lasting benefits to both social and physical wellbeing, however this is likely only to be at a local level.
5	+	+	++	H	++	+	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online. Justification Through this policy it is anticipated that there will be a significantly positive affect on this SEA objective. Through a criteria based assumption against development on existing playing fields and sports pitches there will be opportunity to maintain existing levels of provision. Through the criteria which ensures a new site is provided where one is lost then a better quality facility could be provided. Through the application of the open space in new residential development it may be possible to enhance the quantity, quality and accessibility of new and existing playing fields and sports pitches.
6	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							SEA process. The Post Adoption Statement has been published and is available online. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
10	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
11	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online. Justification It is unlikely that this policy will have a direct affect on this SEA objective.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
17	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
18	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Open Space in New Residential Development: Supplementary Guidance has been subject to a separate SEA process. The Post Adoption Statement has been published and is available online. Justification It is unlikely that this policy will have a direct affect on this SEA objective.

Commentary

This policy sets out the Council's approach to development on playing fields in line with national policy on the matter. It is anticipated that the policy will have positive affects on SEA objectives 2 (as playing fields provide important elements of both the environmental and social elements of the green network) and 4 (as playing fields are key in facilitating a healthier highland). It is expected that the most significant affect will be on SEA objective 5 in the long term as the policy requires rigorous assessment of any proposal on a playing field and if it is to be built upon then new provision will be required. It is important to note that this policy should not be read or applied in isolation with particular attention

paid to policies 75 and 76. It is necessary to have a policy such as this to reflect national policy and ensure that the most relevant issues are considered at a planning application stage to avoid detrimental affect on the amenity of an area.

Policy 77 – Public Access

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
	1	=	=		=	L	
2	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification Public access is an important element of the green network with paths and trails identified in the core paths plans being a significant element of the social part of the network. Through this policy there is opportunity to further safeguard elements of the green network and opportunity to improve access throughout the network where there are developments which may increase the need for recreation access or if it is to disturb an existing access route.</p>
3	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							This policy ensures existing opportunities to come into contact with nature/natural environments is safeguarded through the protection of public access rights and routes identified through the core paths plan. It is important to note that where proposals are likely to increase recreational access to environmentally sensitive areas a Recreational Access Management Plan will be required and this will be written into the developer requirements of the relevant LDP and secured through condition.
4	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification As public access rights are being protected this ensures opportunities for physical activity are safeguarded in terms of places for walking and cycling which is likely to give a benefit to public health in terms of physical health and wellbeing.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	++	++	++	H	++	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is anticipated that this policy will have a lasting significant affect on this SEA objective. The policy seeks to safeguard existing public access opportunities not only to land such as open spaces but also to water. This will ensure that through this policy that links to the wider countryside will be protected and where new developments are proposed, potentially enhanced.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	+	+	++	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification Through protecting public access rights and routes of existing paths and trails this policy provides opportunities for people to take part in active travel either for recreation or for commuting to work/study. This is likely to help facilitate a modal shift towards more sustainable transport in the longer term and have a significantly positive affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification</p> <p>It is unlikely that this policy will have a direct affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification</p> <p>It is unlikely that this policy will have a direct affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>The Access Strategy has been subject to a separate SEA process and the Core Path Plans were determined not to require an SEA.</p> <p>Justification</p> <p>It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This policy sets out how the council will assess applications which may have a detrimental affect on access to the outdoors. It is anticipated that this policy will have a positive affect on SEA objectives 2, 3 and 4 with significant affects on SEA objective 6 (as the policy ensures access is a key consideration and offers opportunities to mitigate and potential issue and where possible improve access) and 14 (as through the provision

of improved public access it may encourage people to use active travel in the longer term to commute to a place of work/study/leisure). It is important that when applying this policy that the core path plans are taken into consideration and the policy should not be read or applied in isolation. It is necessary to have a policy such as this to ensure access rights are not ignored when development proposals are brought forward.

Policy 78 – Long distance routes

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification This policy ensures existing opportunities to come into contact with nature/natural environments is safeguarded through the protection of long distance routes which pass through many areas where people can experience nature/natural environments.</p>
4	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification While long distance routes offer an opportunity to take part in physical activity which can have a positive affect on human health, these routes will normally be used for tourism related purposes therefore it is not anticipated that</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							they will offer significantly positive benefits o this SEA objective.
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	+	+	+	H	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is anticipated that this policy will protect and enhance long distance routes only and not core paths. The policy ensures the existing links to the wider countryside will be maintained with the connections off the long distance routes towards smaller settlements in the wider countryside being protected by the policy on public access.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							renewable energy. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	=	=	M	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is unlikely that this policy will have a direct affect on this SEA objective. However, some elements of the existing long distance routes may be being used for commuting short distances by active travel and therefore this policy may have a positive affect on this SEA objective.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	+	+	+	M	+	+	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Justification Through this policy seeking to safeguard the settings of long distance routes it will be possible to ensure that the distinctiveness and diversity of the local landscape is not adversely affected. This policy can only have the desired affect by application in conjunction in line with the policy approach set out in the natural, built and cultural heritage policy. This is due to many of the features identified in that policy creating the setting for long distance routes.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
18	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification Through the policies protection of the setting of long distance routes there is an opportunity to safeguard the ability of people to experience qualities of wildness as many of the areas which long distance routes pass through may be classed as wild areas.</p>

Commentary

This policy aims to protect and enhance long distance routes and their settings. The policy is anticipated to have a positive affect on a number of SEA objectives including 3 (given these routes provide valuable opportunities to come into contact with nature/natural environments), 6 (as long distance routes play a significant part in providing access to the outdoors), 16 (as the policy seeks to protect the setting of long distance routes helping to maintain the diversity of local landscapes) and 18 (as the policy aims to protect and enhance both the paths themselves and the setting of long distance routes it should have a positive affect on allowing people to experience qualities of wildness). It is important to note that this policy should not be read or applied in isolation. It is important to have a policy such as this to safeguard these access opportunities which have a significant economic benefits to the area.

Alternative Policy Approaches

Alternative to Spatial Strategy – Dispersed Growth Option (Alternatives to policies 9, 13, 17 and 18 also see Alternative site assessment in Appendix 5)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each alternative allocation, identifying potential mitigation. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific level which will be identified through relevant SEA site assessments and mitigation will be identified.</p>
2	=	=	+	H	+	=	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification This alternative is likely to enable the delivery of a green network across the Highland area, however it is likely only to be delivered in the long term and while benefits will be apparent at a very local level, these will be limited as the scale of development in each area may not be sufficient to deliver tangible benefits of the green network. Through application of this policy in conjunction with the green networks: supplementary guidance it will be possible to ensure green network principles are considered when assessing proposals.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
3	=	=	=	L	=	=	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy alternative.</p>
4	=	+	+	M	+	=	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. However, through the delivery of improved/new infrastructure in a dispersed manner across the area it is anticipated that there will be slight positive affects on this SEA objective as the improved infrastructure will include open space and path networks which will provide opportunities of physical activity which can contribute toward a more healthy lifestyle. However this policy does not include any provision to change behaviours which is sometimes needed to encourage people to lead a healthier lifestyle. Given that this options seeks dispersed growth there may not be opportunity to deliver co-ordinated approach required to deliver infrastructure required to offer benefit toward this SEA objective.</p>
5	=	=	=	M	=	=	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on open space.</p> <p>Justification This approach will facilitate the proportion of high quality, accessible, fit for purpose open spaces through any</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							development of 4 or more dwellings being required to deliver open space in line with the Open Space in new residential development: Supplementary Guidance.
6	=	=	=	M	=	=	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policies on access to the outdoors and green networks.</p> <p>Justification Infrastructure to allow greater access to the wider countryside, the use of core paths to link fit for purpose open space, protection and enhancement of the existing path network are will be enhanced across the area however these improvements may be minor as through dispersed growth it would be difficult to direct significant benefit to a single area as the contributions to infrastructure are likely to be scattered. Each site will be required to make appropriate provisions to ensure that this is delivered, this will be set out in developer requirements on each site.</p>
7	+/-	+/-	-	M	-	+/-	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation.</p> <p>Justification The development of sites in this dispersed growth option will largely be on green field sites the policy is not ensuring the re-use of brownfield land but actively seeks the use of greenfield land. It is therefore anticipated that while the policy does not encourage the removal of good quality soil or affect carbon storage of peatland, there will be a slight negative impact on this SEA objective in the longer term when it is anticipated that there will be a greater uptake of green field land. In the short to medium term it is anticipated that the use of green field land would be balanced against the re-use of brownfield land where it is available.</p>
8							<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on waste management and Waste Management in New Developments: Supplementary Guidance (Subject to separate SEA).</p> <p>Justification The delivery of phased infrastructure is the key element of this alternative policy approach and this will include waste infrastructure. This will be secured through the Waste Management in New Developments: Supplementary Guidance which actively seeks to ensure appropriate waste management is built in from the outset in order to support the minimisation of waste. However, as the development is likely to be dispersed across a wider area it may not be possible to as the contributions to infrastructure are likely to be scattered across.</p>
9	+/-	+	+	M	+	+/-	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policies on the water environment.</p> <p>Justification It is anticipated that through the phased delivery of infrastructure, proposed by this alternative policy, that appropriate drainage infrastructure will be included in new developments in the area, this will be achieved by the use of a separate policy on water and waste water treatment. This policy does not make specific provisions for the protection and enhancement of the water environment as this is adequately covered by other water environment related policies within the plan.</p>
10	+/-	+	+	M	+/-	+/-	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on water environment.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is anticipated that through the phased delivery of sites and associated infrastructure that there will be a positive affect on this SEA objective in the longer term, however, this can only be achieved through appropriate consideration of other policies in the plan. The policy does not actively seek to prevent soil sealing in new development but through the provision of phased infrastructure it is anticipated that there maybe opportunity to include infrastructure to enhance natural drainage.
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, through transport infrastructure improvement it is likely that congestion will be reduced in the area and this would lead to a reduction in the traffic emissions in the area and therefore would not reduce air quality or exacerbate any existing air quality issues.</p>
12	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. Other policies of the plan will seek to avoid development which is likely to increase the risk of flooding.</p>
13	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
14	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A site assessment will also be carried out for each allocation identifying potential mitigation. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is anticipated that as with the preferred option most sites will be mixed use providing an opportunity to reduce the need to travel. However, as developments are likely to be more dispersed there may not be critical population in an area to support local services therefore travel may not be reduced to some services given the viability of a service in close proximity to all areas where dispersed growth may occur. The phased development of new/improved infrastructure sought through this alternative policy approach should ensure that opportunities are taken to provide the appropriate infrastructure for improvements to support both public and private travel.</p>
15	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
16	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
17	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
18	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on will be assessed using all of the relevant policies of this and the relevant adopted local plan. A site assessment will also be carried out for each allocation identifying potential mitigation. The affect on this SEA objective is best assessed through the policy on open space.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>

Commentary

It is anticipated that this policy approach will have similar affects as the approach in the plan. It is unclear whether this approach would offer the appropriate infrastructure to ensure limited adverse affect on the environment and maximise the benefit on the environment as in the wider area there are further infrastructure constraints which would need to be addressed prior to development. It is also anticipated that there may be difficulty in meeting the housing need and demand within the most pressured areas for development, which may have an affect on both the

economy and social wellbeing (it is understood that these are not consideration of SEA but have been considered in the wider context of the planning process.

Alternative to Spatial Strategy – No policy – these are allocations in the existing Inverness Local Plan and could be considered to be adequately covered by them (Alternatives to policies 19, 20, 21 and 22 also see Alternative site assessment in Appendix 5)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific level which through following this alternative policy approach would not be identified until the time of a planning application being submitted. This may either delay development or prevent it from happening.</p>
2	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this policy. The current local plan makes limited/ no provision for contribution towards a green network in this area. While covered by other policies of this plan and supplementary guidance, without a policy in the Highland wide Local Development Plan it is likely that opportunities to deliver a green network may not be realised and fragmentation of the existing network may occur.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
3	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. If policies 19, 20, 21 or 23 are not included in the plan then suitable opportunities to allow people to come in contact with and appreciate nature/natural environments may not be identified and utilised.</p>
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. If policies 19, 20, 21 or 23 are not included in the plan then suitable opportunities to protect and enhance human health may not be identified and utilised. However, any new development of 4 or more houses will be required to deliver new open space in line with other policies of this plan and associated supplementary guidance which will have a positive affect in the longer term.</p>
5	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. If policies 19, 20, 21 or 23 are not included in the plan, any new development of 4 or more houses will still be required to deliver new open space in line with other policies of this plan and associated supplementary guidance which will have a</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							positive affect when a new development is brought forward.
6	+	+	+	M	+	+	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. The current local plan makes limited/ no provision for contribution towards improved access opportunities with regard to these sites. While covered by other policies of this plan and other guidance, without these policies in the Highland wide Local Development Plan it is likely that opportunities will be missed to deliver a cohesive path network in the area.</p>
7	-	-	-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>Justification It is likely that the implementation of this alternative policy will have a slight negative affect on this SEA objective given the development of this allocation will lead to the development of green field land rather than re-use of brownfield land. Given that development of this site is phased over a number of years it is anticipated that there will be this slight negative affect in the short, medium and long term, rather than the loss of green field land within a shorter timeframe which may have a more significant impact. There would no difference between this alternative approach and the approach in the plan as the sites will remain allocated in the Inverness Local Plan.</p>
8	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. The current local plan makes limited/ no provision for contribution towards improved waste management infrastructure with</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							regard to these sites. opportunities with regard to these sites. While covered by other policies of this plan and other guidance, without these policies in the Highland wide Local Development Plan it is likely that opportunities will be missed to deliver improved waste management infrastructure to facilitate the minimisation of waste.
9	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, The current local plan makes limited/ no provision for contribution towards improved transport infrastructure with regard to these sites. This may lead to affects on the transport network not being identified until the planning application stage thus resulting in congestion which may lead to localised air quality affects.</p>
12	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
13	+/-	+/-	+/-	L	+/-	+/-	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
14	+/-	+/-	+	M	+	+/-	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy. Justification This alternative policy and associated allocations would still form potentially provide a mix of uses which may provide opportunity for the reduction in travel as some local services will be located within the village and therefore travel out with the village for these services will be reduced. It is not anticipated however that a large scale employer would be located as part of this allocation therefore much travel out of the settlement will remain. Improved public transport infrastructure and active travel linkages to other settlements and developments nearby will be a requirement of any development on this site. However the existing local plan provides limited opportunity to deliver this improved infrastructure.
15	+/-	+/-	+/-	L	+/-	+/-	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on the historic environment at a site specific level which through following this alternative policy approach would not be identified until the time of a planning application being submitted. This may either delay development or prevent it from happening.
16	+/-	+/-	+/-	L	+/-	+/-	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	+/-	+/-	+/-	L	+/-	+/-	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	+/-	+/-	+/-	L	+/-	+/-	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

It is likely that this approach may have a negative affect on the development of this area as through not having policies on these development areas in the HwLDP it is not clear whether the most appropriate mitigation will be identified at and early stage through the planning process. By identifying the potential environmental problems early it is possible to influence the design of these proposals in order to maximise benefit to and limit adverse affect on the environment. In addition it is anticipated that there may be difficulty in meeting the housing need and demand

within this and the wider area, which may have an affect on both the economy and social wellbeing (it is understood that these are not consideration of SEA but have been considered in the wider context of the planning process.

Alternative to Spatial Strategy – No policy – this proposal could be considered by other policies of the plan and the Caithness Local Plan. (Alternative to policy 27)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on designated sites at a site specific which would not be identified at an early stage if the policy is not included in the Highland wide Local Development plan as a site assessment would not have been carried out for the site.</p>
2	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The impact of this policy and any mitigation required for this policy is best identified through the policy on green networks and Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this alternative policy. However, the development of this site will be required to contribute to the green network, ensuring that the network is protected and enhanced leading to a slight positive impact in the at a local and regional scale. This will be delivered through other policies of this plan and supplementary guidance as the existing local plan for the area does not include provision for delivery of a green network.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact of this policy and any mitigation required for this policy is best identified through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this alternative policy. If the policy and associated allocation are not included in the plan then opportunities to allow people to come in contact with and appreciate nature/natural environments will not be identified through the SEA site assessment and opportunities to deliver these may be missed.</p>
4	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this alternative policy. Opportunities to protect and enhance human health will not be identified through an SEA site assessment and opportunities to deliver these may be missed.</p>
5	+	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The impact of this policy and any mitigation required for this policy is best identified through the policy on open space and Open Space in New Residential Development: Supplementary Guidance.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this alternative policy. However, this site will be expected to contribute toward the protection and enhancement of open space in line with other policies of this plan and the open space in new residential developments: supplementary guidance. This is delivered through other policies of the plan and supplementary guidance rather than through this alternative policy.</p>
6	+	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>relevant adopted local plan. The impact of this policy and any mitigation required for this policy is best identified through the policy on access to the outdoors.</p> <p>Justification It is unlikely that there will be a significant impact on this SEA objective through implementation of this alternative policy. However, this site will be expected to contribute toward the protection and enhancement of access rights in line with other policies of this plan. However, these benefits would be delivered through other policies of the plan and supplementary guidance rather than through this alternative policy.</p>
7	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>Justification It is likely that the implementation of this alternative policy will have a slight positive affect on this SEA objective given the development of this allocation will lead to the development of some brownfield land but there will also be significant uptake of greenfield land. It is anticipated that development of this site will be phased over a long period of time therefore the impact of development on greenfield land will not be as prevalent as if it was all built out all at once giving the soil and other systems on the site opportunity to adjust. There would no difference between this alternative approach and the approach in the plan as the sites will remain allocated in the Inverness Local Plan.</p>
8	+	+	+	M	+	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.</p> <p>The affect on this SEA objective is best assessed through the policy on waste management and the Waste Management in New Development: Supplementary Guidance (subject to separate SEA).</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However, this site will be expected to contribute toward the protection and enhancement of waste management infrastructure in</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							line with other policies of this plan. However, these benefits would be delivered through other policies of the plan and supplementary guidance rather than through this alternative policy.
9	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The affect on this SEA objective is best assessed through the policy on the water environment.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
10	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The affect on this SEA objective is best assessed through the policy on the water environment</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.</p>
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The affect on this SEA objective is best assessed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. The existing local plan does not offer any mitigation for any potential air quality issues related to this proposal therefore other policies of the plan will be relied on to ensure that there is not net deterioration of air quality as a result of a proposal at this location. In addition the existing local plan makes limited/no provision for improvement to transport infrastructure which may lead to a positive affect on this SEA objective so this proposal will be reliant on this plan to identify mitigation prior to the planning application.</p>
12	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							relevant adopted local plan. The affect on this SEA objective is best assessed through a range of other policies in the plan including flooding and designing for sustainability. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
13	+/-	+/-	+/-	L	+/-	+/-	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The affect on this SEA objective is best assessed through a range of other policies in the plan including renewable energy. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
14	+/-	+/-	+/-	M	+/-	+/-	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. The affect on this SEA objective is best assessed through a range of other policies in the plan including travel. Justification It is likely that this alternative policy approach for Castletown will still need to deal with a planning application for development in this area even if it is not included within the development plan. If this is the case there will be less opportunity to seek the relevant mitigation to ensure a reduction in travel through improvement in sustainable transport or location of new development close to community facilities as the masterplan for the site may not form an adopted part of the development plan and this will include detail on improvements to travel. If this masterplan is an adopted part of the plan it will be easier to secure these improvements through the planning application process.
15	+/-	+/-	+/-	L	+/-	+/-	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The affect on this SEA objective is best assessed through the policy on natural, built and cultural heritage. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy. However there may be impacts on the historic environment at a site specific which would not be identified at an early stage if the policy is not included in the Highland wide Local Development plan as a site assessment would not have been carried out for the site.
16	+/-	+/-	+/-	L	+/-	+/-	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
17	+/-	+/-	+/-	L	+/-	+/-	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.
18	+/-	+/-	+/-	L	+/-	+/-	Assumptions Any proposal for development on this allocation will be assessed using all of the relevant policies of this and the relevant adopted local plan. Justification It is unlikely that there will be an impact on this SEA objective through implementation of this policy.

Commentary

It is anticipated there would be few difference between this approach and that in the plan. Any application on the site would be determined using the same policy approach, however would be judged as contrary to the development plan. The Council believe that it is important to recognise the progress made to date on this proposal and the contribution it can make to place making within the wider highland area and in promoting sustainable economic growth for Castletown and the wider area.

Alternative to General Policy – No policy on Sustainable Design (Alternative to policy 28)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	M	+	+/-	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is likely that this alternative policy approach will continue to have a positive affect on this SEA objective as other policies of the plan could adequately cover this issue. For example policies 58-62 address natural, built and cultural heritage, habitats and species. Mitigation may also be identified through the development planning process for allocated sites or through the planning application process (including pre-application discussion).</p>
2	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated green networks: supplementary guidance</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have an affect on this SEA objective.
4	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process.</p> <p>Justification This alternative policy approach is likely to have a mixed affect on human health in the short, medium and long term at a local and regional level. This is due to some elements of this policy being covered by other policies of the plan, however other elements are not including consideration of access to the site for users of all abilities and use of appropriate materials.</p>
5	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
6	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policy on access to the outdoors and supplementary guidance</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
7	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils</p> <p>Justification This alternative policy approach is likely to have a mixed affect on this SEA objective in the short medium and longer term as other policies of the plan would actively encourage the re-use of previously used land however there would be limited/no opportunity to consider the extent of affect on non-renewable resources or encourage the re-use of existing buildings.</p>
8	-	-	-	M	-	-	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated waste management in new developments: supplementary guidance</p> <p>Justification This alternative policy approach is likely to have a negative affect on this SEA objective in the short, medium and long term at a local and regional scale as the plan would no longer be seeking to encourage developers to demonstrate how their proposal as sought to demonstrate the minimisation of waste during the construction and operation. Although this could be covered by the construction environmental management procedure as sought by the pollution policy of the plan, however this may not adequately cover the issue after the construction phase has finished.</p>
9	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment.</p> <p>Justification This alternative policy approach is likely to have a neutral affect in the short, medium and long term at a local and regional scale. While there would be no encouragement to demonstrate how their proposal may affect freshwater systems and marine systems, this is adequately covered by the water environment policy of the plan. In addition provision to ensure that developments are compatible with public service provision, including public water, sewerage and drainage.</p>
10	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment.</p> <p>Justification It is likely that there would be a neutral affect on this SEA objective as the alternative policy approach would not address the issues related to this SEA objective but they would be addressed by other policies of the Highland wide Local Development Plan, namely those related to the water environment.</p>
11	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is likely that there would be a neutral affect on this SEA objective as the alternative policy approach would not</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							address the issues related to this SEA objective but they would be addressed by other policies of the Highland wide Local Development Plan, namely those related to the water environment.
12	-	-	-	M	-	-	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process.</p> <p>Justification It is likely that there would be a slight negative affect on this SEA objective as the alternative policy approach would have some issues related to site boundary not address the issues related to this SEA objective but some would be addressed by other policies of the Highland wide Local Development Plan, namely those related to the water environment. However, issues such as maximising energy efficiency in terms of location, layout and design, including the utilisation of renewable sources of energy and heat may not be covered by policies of the plan. Supplementary guidance on sustainable design may mitigate this however it would not be a direct affect of this policy.</p>
13	-	-	-	M	-	-	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process.</p> <p>The impact and mitigation required for this SEA objective will be further addressed through the policies on renewable energy.</p> <p>Justification This policy alternative is likely to have a negative affect in the short, medium and long term. This is due to the policy approach not including an assessment of the utilisation of renewable sources such as energy and heat. Other national guidance and Highland Council supplementary guidance may mitigate this however as it would not form part of the development plan it would have less weight in the decision making process.</p>
14	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process.</p> <p>The impact and mitigation required for this SEA objective will be further addressed through the policies on travel.</p> <p>Justification</p> <p>This alternative policy approach is likely to have a neutral affect in the short medium and long term at a local and regional scale. This is due to the policy on travel actively seeking a reduction in travel and a modal shift toward sustainable modes of transport even without a policy on sustainable design in the plan.</p>
15	+	+	+	M	+	+	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process.</p> <p>The impact and mitigation required for this SEA objective will be further addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification</p> <p>It is likely that this alternative policy approach will continue to have a positive affect on this SEA objective as other policies of the plan could adequately cover this issue. For example policy 58 address natural, built and cultural heritage. Mitigation may also be identified through the development planning process for allocated sites or through the planning application process (including pre-application discussion).</p>
16	+	+	+	M	+	+	<p>Assumptions</p> <p>The policy will not be read or applied in isolation.</p> <p>Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process.</p> <p>The impact and mitigation required for this SEA objective will be further addressed through the policy on Natural, Built and Cultural Heritage and Landscape.</p> <p>Justification</p> <p>It is likely that this alternative policy approach will continue to have a positive affect on this SEA objective as other policies of the plan could adequately cover this issue. For example policies 58 and 62 address natural, built and</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							cultural heritage and landscape. Mitigation may also be identified through the development planning process for allocated sites or through the planning application process (including pre-application discussion).
17	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be further addressed through the policy on Natural, Built and Cultural Heritage and Landscape.</p> <p>Justification It is likely that this alternative policy approach will continue to have a positive affect on this SEA objective as other policies of the plan could adequately cover this issue. For example policies 58 and 62 address natural, built and cultural heritage and landscape. Mitigation may also be identified through the development planning process for allocated sites or through the planning application process (including pre-application discussion).</p>
18	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. Supplementary Guidance on Sustainable Design will still be produced under this approach and will be subject to a separate SEA process. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

It is anticipated that this policy alternative may have a more negative affect on the environment than that within the plan. While many of the issues of the policy are covered adequately by other policies of the plan, many are not including re-use of buildings, use of appropriate materials and layout of development.

Alternative to General Policy – No policy on Design Quality and Place Making – rely on national policy (Designing Places) (Alternative to policy 29)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
2	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated Green Networks: Supplementary Guidance.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
4	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification It is likely that this alternative policy approach will have a positive affect in the short, medium and long term at a local and regional level. This is due to the positive affect that design quality and place making can have on mental and social wellbeing. High quality design and place-making should also make provision to improve the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							connectivity of places encouraging people to use active travel to reach local services, thus providing an opportunity to have a healthier lifestyle. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective. This is the same assessment as the policy included in the plan.
5	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policy on open space and associated open space in new residential development: supplementary guidance</p> <p>Justification This alternative policy approach is likely to have a positive affect in the short, medium and long term at a local and regional level. This is due to the policy promoting good quality design and place making which should include elements of high quality, fit for purpose open spaces. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective. This is the same assessment as the policy included in the plan.</p>
6	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated green networks: supplementary guidance</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
7	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
8	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated waste management in new developments: supplementary guidance</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
9	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
10	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
12	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							This alternative policy approach is likely to have a positive affect on this SEA objective in the short, medium and longer term at a local and regional level. Through good design quality and place-making it is reasonable to believe that this policy will reduce the vulnerability to the affects of climate change due to design quality addressing issues such as orientation of buildings to ensure solar gain or layout of development to maximise the benefits of a SuDS. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies (including sustainable design and water environment) to be able to have a more significant affect on this SEA objective.
13	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
14	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on travel.</p> <p>Justification It is likely that this alternative policy approach will have a positive affect in the short, medium and long term at a local and regional level. This is due to the positive affect that design quality and place making can have on creating places where local facilities are more accessible and permeable for active travel. The policy has not scored significantly positive as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective. This is the same assessment as the policy included in the plan.</p>
15	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is likely that this alternative policy approach will have a positive affect in the short, medium and long term at a local and regional level. While not making specific provision for the protection and enhancement of the historic environment the national policy ensures proposals have regard to the historic pattern of development and this may form part of the historic or cultural heritage of the area.</p>
16	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policy on Natural, Built and Cultural Heritage and Landscape.</p> <p>Justification This policy is likely to have an affect in the short, medium and long term at a local and regional scale. This is due to the provisions made in national policy to ensure landscape in the locality is considered. The policy has not scored positively as it needs to be used in conjunction with a number of other policies to be able to have a more significant affect on this SEA objective.</p>
17	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policy on Natural, Built and Cultural Heritage and Landscape.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
18	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

It is anticipated that there would be limited difference in affect on the environment if this policy approach does not go ahead as the issues covered by this policy are covered further by Designing Places. However, without this policy in the plan it may be more difficult to give consideration to design at an early stage and in the decision making process as Designing Places would not be a part of the adopted development plan.

Alternative to General Policy – Single tier policy approach to housing out with settlement boundaries (Alternative to policies 35 and 36)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
2	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have an affect on this SEA objective.
4	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this alternative policy approach will have a significant impact in the short, medium or long term on this SEA objective. While this is the case housing outwith settlement boundaries in the countryside may have a detrimental impact on social wellbeing as living outwith settlements in small housing groups may not allow for social cohesion. In other circumstances there may be a benefit to physical and mental wellbeing given the opportunities to access the outdoors but in both circumstances there could be positives and negatives and it is largely dependant on the individual. By having a single approach it is likely that this will be the case.</p>
5	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential developments: supplementary guidance. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
6	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on access to the outdoors.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
7	-	-	-	H	-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification With the alternative policy approach it is anticipated that there will be a negative affect in the short, medium and long term at a local level. This is due to the limited opportunity to develop on previously used land outwith settlement boundaries and it is likely that the majority of houses built outwith settlement boundaries will be built on Greenfield land. However, any alternative policy approach will assess the any planning application against whether it avoids the loss of locally important croft land.</p>
8	-	-	-	M	-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated waste management in new residential developments: supplementary guidance. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification Dependant on the distance from main settlement centres the development outwith the settlement boundary is located, it may be difficult to ensure the waste hierarchy is taken into consideration as in some rural areas recycling collections may not be in place and it could be some distance from the nearest recycling point/centre.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
9	-	-	-	M	-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is anticipated that this alternative policy approach may have a negative impact in the short, medium and long term at a local level. This is because housing outwith the settlement boundary is not always supported by appropriate drainage infrastructure. In an ideal world any new development would be connected to a public sewer, however in much of the wider countryside area this is not possible.</p>
10	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on the water environment. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process. Justification It is unlikely that this policy will have an affect on this SEA objective.
12	+/-	+/-	+/-	L	+/-	+/-	Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process. Justification It is unlikely that this policy will have an affect on this SEA objective.
13	+/-	+/-	+/-	L	+/-	+/-	Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Justification It is unlikely that this alternative policy approach will have an affect on this SEA objective.
14	-	-	-	H	-	+/-	Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on travel. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is anticipated that this alternative policy approach will have a slight negative impact in the short, medium and longer term at a local level. Housing outwith settlement boundaries is not always located nearby sustainable transport solutions and by its nature is unlikely to be located near local facilities. Due to this it is difficult to reduce travel through dispersed housing outwith settlement boundaries as it provides limited opportunity to provide sustainable transport solutions or walking and cycling.
15	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
16	=	=	=	M	=	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage and landscape. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process. Landscape character assessments will be used, where appropriate to assess applications.</p> <p>Justification It is likely that through this alternative policy approach there will be a neutral impact on this SEA objective in the short, medium and long term at a local level. This is anticipated because housing outwith settlement boundaries can have an impact on the local landscape and change it forever, however through appropriate siting and design of development, as promoted by the siting and design guide, it is anticipated that this impact can be sufficiently</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							mitigated.
17	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage and landscape. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
18	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions This alternative policy approach will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on natural, built and cultural heritage. Housing in the Countryside – Siting and Design Guide will be a key consideration when determining planning applications for housing in the wider countryside. Housing in the Countryside - Siting and Design guide will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

This alternative policy approach is going to have limited other affects on the environment which are not found in the two separate policies within the plan. However, a two tier approach has been taken to development outwith settlement boundaries as the areas closer to towns are likely to have additional development pressure therefore it is appropriate to have further management of development in these areas to ensure adverse affects on the environment do not become apparent, especially on issues such as landscape.

Policy 44 – Tourist Accommodation

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. Particular attention should be paid to policies on Sustainable design and housing in the countryside. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this alternative policy approach will have a direct affect on this SEA objective. However, where proposals may affect designated sites due consideration should be given to the appropriate policies within the plan.</p>
2	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this alternative policy approach will have a direct affect on this SEA objective. However, proposals may be required to contribute to the green network.</p>
3	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this alternative policy approach will have a direct affect on this SEA objective.</p>
4	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this alternative policy approach will have an affect on this SEA objective.
5	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this alternative policy approach will have an affect on this SEA objective.</p>
6	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification This alternative policy approach is anticipated to have a neutral affect. The lack of policy would have limited affect on this SEA objective as the policy approach for access to the outdoors can suitably ensure access to the outdoors. However, without a policy on tourist accommodation an opportunity to promote access to, interpretation, effective management or enhancement of the natural, built and cultural heritage will be lost.</p>
7	+/-	+/-	+/-	H	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification It is unlikely that this alternative policy approach will have an affect on this SEA objective as it would not direct development to a particular area.</p>
8	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that this policy will have a direct affect on this SEA objective. However, proposals for will be expected to make a contribution towards the provision of appropriate waste management infrastructure in line with other policies of the plan.</p>
9	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Justification It is anticipated that this alternative policy approach could have both positive and negative affect in the short, medium and long term. Proposals will be subject to other policies of the plan and it is anticipated that there would be mixed affects due to the location of this type of development, however without knowing specific locations and proposals it is not possible to determine the affects.</p>
10	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
11	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
12	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Justification It is unlikely that this policy will have an affect on this SEA objective.
13	+/-	+/-	+/-	L	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Justification It is unlikely that this policy will have an affect on this SEA objective.
14	+/-	+/-	+/-	M	+/-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is unlikely that this alternative policy approach will have both positive and negative affects in the short, medium and long term. Proposals will be subject to other policies of the plan and it is anticipated that there would be mixed affects due to the location of this type of development, however without knowing specific locations and proposals it is not possible to determine the affects.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification This alternative policy approach is anticipated to have a neutral affect. The lack of policy would have limited affect on this SEA objective however, without a policy on tourist accommodation an opportunity to promote access to, interpretation, effective management or enhancement of the natural, built and cultural heritage will be lost.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
16	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
17	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>
18	+/-	+/-	+/-	L	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have an affect on this SEA objective.</p>

Commentary

This approach is likely to have similar affects on the environment as having the policy within the plan. Other factors were considered to determine the inclusion of the policy in the plan such as potential impact on effective housing land and the need to deliver tourist accommodation to support a growing tourism industry.

Alternative to General Policy – No Further Development on Inbye land (Alternative to policy 47)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	-	-	-	M	-	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification Ruling out all inbye land demotes other concerns as a consequence in order to achieve an effective land supply. There would need to be less weight given to biodiversity, and habitats unless designation protects. However does preserve biodiversity on inbye land.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification It is anticipated that there will be a slight positive affect in the short, medium and long term at a local level. This is due to this alternative policy approach preventing development on inbye land then it will be efficient in protecting the soil function (for agriculture).</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							renewable energy. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	-	-	-	M	-	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is likely that this policy will have some negative affects on this SEA objective. Due to the nature of crofting areas they will be spread out and this may mean that it is difficult to reduce travel or make sustainable travel a viable option. This is the same as the policy approach included in the plan.
15	+	+	+	M	+	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is anticipated that this policy will have a positive affect on this SEA objective. This is due to the policy positively seeking the relationship between the croft and the house being retained helping to preserve the cultural heritage of the area. This is the same as the assessment to the policy approach in the plan.
16	+	+	+	M	+	+/-	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Justification It is anticipated that this policy will have a positive affect on this SEA objective. This is due to the policy ensuring the relationship between the croft and the house remaining intact. This relationship forms a key element of the local distinctiveness of the landscape and should not be adversely affected by this policy, through linkage to the siting and design guidance which encourages good siting of houses to ensure it does not affect local landscape

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							distinctiveness. This is the same as the assessment to the policy approach in the plan.
17	-	-	-	M	-	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification It is anticipated that this alternative policy approach will have a negative affect in the short, medium and long term at a local scale. This is due to the exclusive protection of inbye land may force consideration of options less ideal in terms of fit within the landscape.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

The alternative option of protecting inbye land at all costs would put less weight on other environmental factors particularly when you consider that the options in some areas will be quite badly constrained by a complete veto on developing on inbye land. It seems a less preferable approach particularly when the inbye land concerned is not of particularly good quality.

Alternative to General Policy – All proposals for new crofting townships to go through LDP process, no new crofting townships in hinterland around towns (Alternative to policy 48)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	-	-	-	M	-	-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is anticipated that there may be a negative affect on this SEA objective in the short, medium and long term at a local and regional level. It is anticipated that this alternative policy approach will constrain opportunity for crofting townships within the hinterland. Crofts offer opportunity to work with the natural environment providing opportunities to come into direct contact with nature and limiting this opportunity as this policy approach may, would have a negative affect on this SEA objective.</p>
4	-	-	-	M	-	-	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is anticipated that this policy would have a negative affect in the short, medium and long term. This is anticipated due to it allowing some new crofting townships but will constrain within the hinterland. Crofting is an active lifestyle and promotion of this is likely to have a positive influence on lifestyle so overall this is slightly negative.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification It is anticipated that there will be a neutral affect in the short, medium and long term at a local level. This is due to the alternative policy approach offering benefits to improvement in soil quality through agricultural working but through the limited opportunity to develop crofting townships in the hinterland there will be limited opportunity to achieve this improvement in soil quality and function.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							sustainable design and flooding. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is likely that this policy will have some negative affects on this SEA objective. Due to the nature of crofting areas they will be spread out and this may mean that it is difficult to reduce travel or make sustainable travel a viable option.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	=	=	=	M	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is anticipated that this policy will have a neutral affect on this SEA objective. This option is fairly restrictive on new crofts. The contribution that new crofts could make to local distinctiveness would be constrained.
17	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification It is anticipated that this policy will have a neutral affect in the short, medium and long term at a local and regional scale. This policy approach does not ensure the special qualities which can be brought to the landscape by the unique layout of crofting is enhanced.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

Alternative to General Policy – No policy on Development in woodland (Alternative to policy 52)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	H	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is anticipated that this policy will have a neutral affect in the short, medium and longer term at both local and regional levels. It is considered that the most important woodland features would be covered by the policy on natural, built and cultural heritage and those which are not classed as features under this policy may be protected by the policy on trees and woodland..</p>
2	=	=	=	H	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is anticipated that this policy will have a neutral affect in the short, medium and longer term. This is due to other policies of the plan protecting significant woodland from inappropriate development which form a key part of the green network.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is not anticipated that this alternative policy will have an affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is not anticipated that this alternative policy will have an affect on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is not anticipated that this alternative policy will have an affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is not anticipated that this alternative policy will have an affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification It is not anticipated that this alternative policy will have an affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is not anticipated that this alternative policy will have an affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
9	-	-	-	M	-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Justification It is anticipated that the alternative policy approach would have a negative affect on this SEA objective This is due to there being no consideration of the longer term management, which may include how the property achieves connection to drainage infrastructure. The policy makes no specific reference to this but it is anticipated that development in woodland would not be supported by adequate drainage infrastructure and therefore private water systems may have to be employed, however this may be adequate.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is not anticipated that this alternative policy will have an affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is not anticipated that this alternative policy will have an affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p> <p>Justification It is not anticipated that this alternative policy will have an affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel.</p> <p>Justification It is not anticipated that this alternative policy will have an affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is not anticipated that this alternative policy will have an affect on this SEA objective.</p>
16	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>Justification Through a development in woodland there may be significant impact on the diversity of the local landscape, however this is dependant on the size of the proposed development. However, by allowing development within woodland there may also be opportunities for the enhancement of the diversity of the local landscape appropriate design. This policy approach would need to be linked to the policy approach for design and place making and</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							sustainable design
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification It is not anticipated that this alternative policy will have an affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is not anticipated that this alternative policy will have an affect on this SEA objective.</p>

Commentary

The policy in the plan has a more positive SEA but also offers more social, cultural and economic benefits than the alternative. It is important to open crofting up to new entrants and this is a key objective of Scottish Government crofting reform proposals. We recognise there is a contrary argument that encouraging new crofting townships would have a negative impact on the landscape however there are benefits in terms of local distinctiveness. Where there is a measure of landscape impact concern (probably more likely with agricultural crofts) there would be a requirement for supporting work on this aspect to sensitively address. Also where landscape impact is unacceptable the site would not be supported through the Area Local Plan. It is considered that housing development with a good relationship to its croft adds to the visual distinctiveness of the Highland's and can add a sense of scale to the surrounding landscape.

Alternative to General Policy – Expand policy 53 to identify new areas for mineral extraction in area local development plans (Alternative to policy 53)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification The policy will ensure that geodiversity is considered in any proposal for mineral development. This is likely to ensure that any site which is designated for reasons of geodiversity will be considered appropriately and that the geodiversity value of the site is safeguarded. By identifying new sites for mineral extraction it may also be possible in the medium to longer term to discover new sites important for geodiversity which may in time form part of designated sites.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that this policy will have a direct impact on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	+	+	=	M	+	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification The policy supports extraction on minerals in areas where there are existing mineral operations or the reopening of a dormant site will be achieved. This ensures that previously used land can be utilised albeit for the same operation or extension of the existing operation of the site. In the longer term this may not be possible as existing sites may run out and therefore appropriate areas of search may be identified for new quarries. . Through this augmented policy approach it may be possible to enhance the geodiversity value of the Highland area in the longer term as new sites may discover new important sites for geodiversity but also through the application of this policy and other policies of the plan (policy 63) it is possible to preserve accessibility through the restoration of the site. There is however a risk that through the identification of new sites there may be a risk of losing sites of</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							important geodiversity value in the mineral extraction process.
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	+	+	++	M	+	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Justification The policy makes provision for appropriate restoration of the site after use. Where this occurs it is likely that there

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							will be a significantly positive affect on the diversity of the local landscape in the longer term when the restoration reaches maturity. In the short to medium term the policy is also likely to have a positive affect through ensuring restoration plans for mineral developments are produced and they are implemented appropriately.
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This approach is likely to have additional positive affects on the environment in terms of geodiversity however dependant on the scale of any new proposal there may be a negative affect on the landscape. This should be mitigated in the longer term through the requirements for a restoration plan to be produced and implemented. The areas of search would be subject to site assessments through the SEA for the area local development plans which would identify any appropriate mitigation.

Alternative to General Policy – Single policy approach to habitats and species (Alternative to policies 59, 60 and 60)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policy on Natural, Built and Cultural Heritage. A species/habitat may be protected by this policy but may also be protected by other legislation or nature conservation designations</p> <p>Justification This policy is likely to have a significantly positive affect on this SEA objective. The alternative policy approach ensures where there is reason to believe that an important or protected species/habitat may be present on a site or be affected by a proposal a survey should be carried out and where necessary mitigation should be identified. The alternative policy should set out in what circumstances development which may affect species may be permitted. Specific criteria would need to be set out for different species and habitats dependant on the level of protection they receive in either national or European legislation. The alternative policy approach would also seek to safeguard the integrity of features which are of major importance because of their structure or in combination affects as habitat stepping stones. Through this policy it is anticipated that a significant contribution towards LBAP and RBAP targets will be made as the policy ensures habitats of importance for biodiversity are protected.</p>
2	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification The green network provides opportunities for the protection of habitats and species. While this alternative policy approach may not make provision for the protection and enhancement of a green network, it does ensure that species which form a significant part of the network are protected.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
3	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be further addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification This policy does not specifically provide opportunities for people to come into contact with and appreciate nature but by ensuring that proposals are appropriate and do not have an adverse impact on species and habitats then this policy, by proxy, gives opportunity for people to come in contact with protected species. This may not necessarily be desirable as contact with humans may adversely impact protected species. If it is likely that species/habitats may be affected by human activity then a recreational access management plan may be required.</p>
4	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification It is unlikely that this policy will have a direct impact on this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							and pollution. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
12	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Any supplementary guidance produced on wild land will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

It is considered that this policy approach is likely to have similar affects on the environment as the approaches in the plan. However it is considered that this policy alternative may not offer the same level of detail and clarity provided by the approach in the plan, therefore it has been determined that separate policy approaches should be included.

Alternative to General Policy – Single policy on Water Environment (Alternative to policies 63, 64, 65 and 66)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is unlikely that this policy will have a direct affect on this SEA objective.
4	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification It is likely that this alternative policy will have a slight positive affect in the short, medium and longer term at a local level. The policy makes specific provision to ensure that in areas of cumulative drainage impact any private water sewerage treatment should drain to land rather than water and that there will not likely result in or add to significant health problems. This is also a factor in determining whether a development can be allowed to not connect to the public sewer.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA).</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Any SG on flooding would be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
7	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
8	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
9	+	++	++	H	++	++	Assumptions The policy will not be read or applied in isolation. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process. Justification

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							It is anticipated that this policy will have a significantly positive affect in the medium to long term at a local and regional scale. In the short term it is likely to have limited positive affect due to the area river basin management plans not yet being in place for the whole of Highland. By ensuring the RBMPs are considered the policy should ensure that there is no detrimental affect on the water environment and where possible water quality is enhanced. It is anticipated that through this policy that all developments will be supported by the appropriate drainage infrastructure. Any new proposal not connecting to the public sewer is required to demonstrate why it is not connecting and how waste water is going to be dealt with. The policy clearly sets out the Council's preferred method for and if an alternative is used then the requirements which will need to be met. This should ensure that there will be no detrimental impact on the water environment. It is anticipated that through requiring developments to fully consider the potential risk of flooding associated with any proposal in an area of medium to high risk flood probability that a general improvement to the water environment may be made. This is due to the risk of flooding over time being lower and flood waters can reduce the water quality therefore leading to at least the maintenance of the water quality over time with potential for improvement. Through working with other policies of the plan such as waste water treatment and surface water drainage it is anticipated that there would be a significantly positive affect on this SEA objective.
10	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification While the policy makes provision for proposals not to compromise the objectives of the water framework directive, it the policy does not make specific provisions to enhance natural drainage, prevent soil sealing or ensure SuDS are included in new developments. This is covered by other policies of the plan including sustainable design. The policy seeks to ensure that appropriate mitigation is put in place to avoid an increased risk of flooding. This mitigation would be different for each proposal with site specific mitigation being addressed through Flood Risk Assessments. This will help to ensure that appropriate drainage infrastructure is in place to avoid flood risk. The</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							policy seeks to ensure that appropriate consideration is given to the use of Sustainable Drainage Systems. The benefits will be 3 fold as it will offer enhanced natural drainage, prevent soil sealing in some areas of new developments and ensure SuDS are included in new developments.
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification It is anticipated that the policy will help to ensure new developments are free from flooding by ensuring the risk of flooding is fully considered at the planning application stage and appropriate natural drainage infrastructure and SuDS are included in new developments.</p>
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
16	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The River Basin Management Plan for the Scotland River Basin District and associate Area Management Plans have/will be subject to a separate SEA process (carried out by SEPA). Any SG on flooding would be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

It is considered that this policy approach is likely to have similar affects on the environment as the approaches in the plan. However it is considered that this policy alternative may not offer the same level of detail and clarity provided by the approach in the plan, therefore it has

been determined that separate policy approaches should be included. This alternative policy approach does however demonstrate the cumulative affects of these policy approaches.

Alternative to General Policy – No policy on “Community” Renewable Energy Developments (Alternative to policy 68)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification Renewable Energy Developments policy will consider the affect on the natural, built and cultural heritage of an area. In areas where the designated sites are present the policy should be used in conjunction with the policy on natural, built and cultural heritage.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The Renewable Energy Developments policy makes provision to asses proposals against the impact it is likely to have against a number of different features/issues. Many of these are related to opportunities to come into</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							contact with nature and experience natural environments.
4	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The Renewable Energy Developments policy would deal with the health impacts of renewable energy proposals, including general public health and safety, visual intrusion, ice throw and shadow flicker. These issues can have an affect on mental and physical wellbeing therefore it is appropriate that this policy to score positively against this SEA objective.</p>
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The Renewable Energy Developments policy will ensure that the impact on recreation (including public access) is appropriately considered when determining any application. In addition the policy requires the consideration of the amenity of core path and other established path users.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The Renewable Energy Developments will assess the impact of proposals against ground water and surface water. Through doing this it is possible to consider that this policy may have a positive affect on this SEA objective as it should prevent any detrimental affect on the water environment and through use with other policies of this plan will be able to mitigate any potential impact.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
13	++	++	++	M	++	++	<p>Assumptions The policy will not be read or applied in isolation. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The Renewable Energy Developments policy will facilitates the production of renewable energy across highland subject to specific criteria being met. The criteria in the policy ensure that it is possible to grow renewable energy production in Highland without significant detrimental affects on the environment. One of the key considerations of this policy visual impact and the cumulative impact of visual impact, while visual impact can not be avoided in some cases this policy directs renewable energy developments and associated infrastructure to areas where there will be limited affect. The supplementary guidance on onshore wind energy will give additional detail on this issue and provide guidance.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
14	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
15	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The Renewable Energy Developments policy will ensure due regard is had to significant affects on built and cultural heritage features when applications for renewable energy developments are being assessed. This will ensure that appropriate mitigation is put in place to avoid any detrimental affect on the historic environment and where possible protect and enhance it.</p>
16	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The Renewable Energy Developments policy will ensure due regard is had to significant affects on natural heritage features when applications for renewable energy developments are being assessed. This will ensure that appropriate mitigation is put in place to avoid any detrimental affect on important landscape designations such as NSA/SLAs. The policies on natural, built and cultural heritage and landscape will be key considerations with regard to this SEA objective. Through consideration of this it should also be possible to ensure that local diversity</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							and distinctiveness will be a consideration in the planning application process. Directly through this policy the proposal considers the impact on the very local landscape if it is not anticipated that the proposal will affect any other communities, this should lead to the avoidance of any potential impacts on the local landscape or its distinctiveness.
17	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The Renewable Energy Developments policy will encourage renewable energy developments but also ensure that any proposal takes into consideration any affect there may be on visual impact and impact on landscape character. This should ensure that proposals reflect the scale and character of the landscape.</p>
18	=	=	=	M	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Onshore Wind Energy: Supplementary Guidance will be subject to a separate SEA process.</p> <p>Justification The Renewable Energy Developments policy will ensure regard is had to significant affects on natural heritage features when applications for renewable energy developments are being assessed. As wild areas are a natural heritage feature this policy should safeguard the ability of people to experience qualities of wildness.</p>

Commentary

This alternative approach is considered to have similar environmental affects as that in the proposed plan. While this policy would mean that if a proposal is for community renewable energy developments, the community element would not be treated any differently. This is likely to have no material difference on the affect of any proposal on the environment.

Alternative to General Policy – Rely on regulatory role of SEPA (Alternative to policies 74, 75, 76, 77 and 78)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
2	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on green networks and associated: Supplementary Guidance</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
3	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
4	-	-	-	H	-	-	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification This approach would not put in place safeguards to appropriately mitigate the significant noise/air/water/light pollution where necessary, this would be done on a case by case basis and may lead to issues in consistency. Also these issues may not be considered at an early stage as the regulatory and planning processes do not always run hand in hand. Therefore it is anticipated that there may be a negative affect on this SEA objective,</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							however it is recognised that the regulatory role will still ensure appropriate mitigation in most cases.
5	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
6	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment.</p> <p>Justification This policy seeks to avoid significant pollution to water and if it is likely to have significant affect then detailed assessment reports on the levels, character, and transmission and receiving environment of the potential pollutions is provided and how the pollution can be appropriately mitigated. There will be a regulatory role which will also seek to reduce the impact of pollutants on the water environment.</p>
10	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
11	-	-	-	H	=	-	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>Justification The regulatory role of SEPA will ensure that significant pollutants do not have a detrimental affect on direct receptors but as mentioned earlier as this does not always go hand in hand with the plan it is difficult to ensure that appropriate mitigation is built into a development for issues such as transport emissions. Through the inclusion of a policy on issues such as noise/light/air pollution it will be possible for developers to understand that it is necessary to consider them through the design of the proposal, ie inclusion of transport infrastructure to reduce congestion and in turn local air quality issues from vehicle emissions. It is therefore anticipated that this alternative policy approach may have a detrimental affect on this SEA objective, however the affect is dependant on the scale of development.</p>
12	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation.</p> <p>The impact and mitigation required for this SEA objective will be best addressed through the policies on</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							sustainable design and flooding. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
13	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
14	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
15	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. Justification It is unlikely that this policy will have a direct affect on this SEA objective.
16	=	=	=	L	=	=	Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape Justification It is unlikely that this policy will have a direct affect on this SEA objective.

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
17	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

This alternative policy approach is likely to have a more negative affect than those within the plan as the regulatory role of SEPA may not always go hand in hand with the planning process and may mean that environmental concerns such as air quality, noise and light pollution may not be considered in the early design stages of a proposal. Also some elements of these issues may not be covered by SEPA’s regulatory role and therefore may not be sufficiently covered by land use planning policy, which may again lead to environmental problems becoming apparent.

Alternative to General Policy – Single policy approach to Green Networks and their components (Alternative to policies 74, 75, 76, 77 and 78)

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
1	++	++	++	M	++	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification The policy seeks the protection and enhancement of green networks. A key part of a green network is the designated sites and the connectivity they help to bring to the network. The affect on this SEA objective will be different for each of the identified green networks dependant on the level of designated sites within the green network. By ensuring open spaces of value are not developed this would ensure that the biodiversity value of these sites can be maintained and in the medium to long term they will be enhanced. This will have a very local effect. While this policy approach does not offer any additional protection to protected species, by open spaces which are valued being protected this offers a habitat for certain protected species such as bats. While not directly contributing toward the targets in Local and Regional BAP targets this policy would help to encourage biodiversity on open space in and around towns through protection of them, however this is dependant upon the way in which the site of open space is maintained.</p>
2	++	++	++	H	++	++	<p>Assumptions The policy will not be read or applied in isolation. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification The policy seeks the protection and enhancement of green networks which has a direct positive affect on this SEA objective. The policy also sets out how this protection and enhancement could be achieved in terms of avoidance of fragmentation and/or improvement to connectivity of the network. Through the green networks: supplementary guidance it is possible to further strengthen green networks by setting clear aims and objectives</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							for the network as a whole and also individual networks in Highland. The provision of a green network can also facilitate species adaptation to climate change by contribution to the habitat networks protection and enhancement. While this policy will lead to more open spaces and a general presumption against development of existing open spaces and playing fields, it will not contribute further to the understanding of local wildlife. However the link to the open space in new residential development supplementary guidance in the supporting text does introduce a requirement for interpretation boards to be put in place where appropriate. By protecting open spaces which form parts of green networks and through the requirement for further open spaces to be created in line with the open space supplementary guidance open space will generally facilitate the creation of a more connected green network facilitating species adaptation to climate change. Public access is an important element of the green network with paths and trails identified in the core paths plans being a significant element of the social part of the network. Through this policy there is opportunity to further safeguard elements of the green network and opportunity to improve access throughout the network where there are developments which may increase the need for recreation access or if it is to disturb an existing access route.
3	+	+	++	M	++	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification Green networks provide opportunity to connect urban green space with the wider countryside. This can be done through simply connecting spaces adjacent to each other or through other connectors such as path linkages. As the policy seeks to protect and enhance the green network, it will help to ensure people have the opportunity to come into contact with nature through the green network and its component parts. This policy is concerned mainly with open space and physical activities in and around the city, towns and villages in Highland. Access to natural/semi-natural open spaces will be enhanced somewhat through the increase in open spaces which may be delivered via the open space in new residential development: supplementary guidance. If this is the case responsible access will need to be encouraged through the provisions of the access strategy and through the</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Scottish Outdoor Access Code but will not be able to be promoted through this topic. This policy ensures existing opportunities to come into contact with nature/natural environments is safeguarded through the protection of public access rights and routes identified through the core paths plan. It is important to note that where proposals are likely to increase recreational access to environmentally sensitive areas a Recreational Access Management Plan will be required and this will be written into the developer requirements of the relevant LDP and secured through condition.
4	++	++	++	M	++	+	<p>Assumptions The policy will not be read or applied in isolation. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification The policy facilitates the protection and enhancement of spaces for recreation. These areas for recreation can help improve human health by providing opportunities for physical activity, a key component of a healthy lifestyle. As there would be a general presumption against the development of open spaces and potentially an increase in open spaces there will be a greater number of places for people to take part in physical activity. In the short term this may have positive effect and through an inferred linkage to the physical activity and sport strategy there would be a significantly positive affect in the medium and long term at a local level. As public access rights are being protected this ensures opportunities for physical activity are safeguarded in terms of places for walking and cycling which is likely to give a benefit to public health in terms of physical health and wellbeing. This would lead to an overall increase of benefit to human health at a regional level but it would be down to behaviours rather than land use issues which is outwith the scope of this SEA and the HwLDP.</p>
5	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on open space and associated open space in new residential development: supplementary guidance. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification This policy seeks the protection and enhancement of green networks, this may include the provision of more open</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							spaces, an improvement of their quality or accessibility. It is anticipated that there will be a significantly positive affect on this SEA objective. With linkages to the open space in new residential development: supplementary guidance will ensure that in the medium to long term there will be a positive affect on the quantity, quality and accessibility of open space in highland. Through the criteria based presumption against development of open space there will be a real opportunity to improve the provision of open space in the medium to long term however, this is dependant on developments being brought forward.
6	+	+	++	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on access to the outdoors. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification Core Paths and the rest of the path network form a significant element of any green network. They can be used to improve the connectivity of the green networks spaces and places. This policy encourages the use of the accessibility standards contained within Open Space in New Residential Development: Supplementary Guidance, however it will not directly promote the use of core paths by linking them to fit for purpose open spaces. This policy will facilitate the protection and enhancement of the existing path network within existing open spaces and those paths and networks which link together open spaces but will not be able to protect and enhance the wider path network. The policy seeks to safeguard existing public access opportunities not only to land such as open spaces but also to water. This will ensure that through this policy that links to the wider countryside will be protected and where new developments are proposed, potentially enhanced. It is anticipated that this policy will have a lasting significant affect on this SEA objective.</p>
7	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on previously used land and peats and soils. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>Justification This policy may indirectly encourage the re-use of brownfield sites by re-using them for open space. However this will only occur as and when proposals come forward. This policy does not reduce the removal of good quality soil neither does it increase it. If appropriate geodiverse areas will be protected in new residential developments where open spaces are required. However this option and topic is not in a position to protect areas of importance for geodiversity in the wider area. Indirectly, this policy will aid in the protection of soil functions through protecting the open spaces it will not be built on therefore reducing the possibility of soil sealing, which will in turn protect soil functions. This will only have a positive effect in the long term as development proposals are over time encouraged to put open space at the heart of their proposals.</p>
8	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on waste management and associated: supplementary guidance. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
9	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on water environment. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
10	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through policies on water environment.</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							<p>The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification Open Space can be seen, to an extent, as providing some natural drainage on new residential developments however this is limited and would need to be accompanied by a suitable SuDS where appropriate. This would ensure that there would be a positive increase in opportunities for natural drainage in the medium to long term. This policy will not be able to ensure that development has no detrimental impact on the water environment but by having open spaces within new developments there will be less areas where soil sealing will occur. Open Spaces are unable to enhance the water environment in solitude but with other provisions such as well designed SUDS schemes it may be possible in the long term. In some cases SuDS are designed as part of open spaces however it should not be the case that the SuDS is the only open space in a new development.</p>
11	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on air quality and pollution. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification Open Space will be able to contribute to preventing a reduction in air quality over the long term as it is likely to contain plants which can convert CO2 to oxygen reducing the harmful pollutants in the air. However it will not be able to reduce the issues with a wider range of pollutants.</p>
12	+/-	+/-	+/-	M	+/-	+/-	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on sustainable design and flooding. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification Open space can contribute to a reduction in the likelihood of flooding as it can reduce soil sealing in new residential developments. However it will only have a contribution to ensuring new developments are free from</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							flooding. Natural drainage will be improved onsite through the provision and protection of open space however it is very much dependant on the construction and type of open space.
13	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policies on renewable energy. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>
14	+	+	++	M	++	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on travel. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification This option does not directly make open spaces accessible to all but through the application of the open space in new residential development supplementary guidance through improvements to open spaces and provision of new open space the accessibility of open space to all will be greatly increased through the design of the spaces especially the entrances and the paths around and through the sites. Through protecting public access rights and routes of existing paths and trails this policy provides opportunities for people to take part in active travel either for recreation or for commuting to work/study. This is likely to help facilitate a modal shift towards more sustainable transport in the longer term and have a significantly positive affect on this SEA objective.</p>
15	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							Some historic environment features are key to the green network and in some cases other green network features are key to the setting of the historic environment. As a green network integrates both of these it is anticipated that there will be a lasting positive affect on this SEA objective.
16	+	+	++	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification A green network can comprise of a number of key landscape features, through the protection and enhancement of the green network it is possible that the distinctiveness and diversity of the local landscape will be maintained and where a green network has been identified and priorities set it may be possible that the diversity and distinctiveness of the local landscape will be enhanced. In the short term it is unlikely that the landscape character will be enhanced but in the medium to long term through improvements to existing open spaces and the provision of new open space the landscape character of an area could be greatly enhanced. This may have a significant affect at a local level however this is dependant on the type of improvement/new open space. This policy will encourage local diversity and distinctiveness of place through the linkage with the open space in new residential development supplementary guidance.</p>
17	+	+	+	M	+	+	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage and landscape. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification Through the protection and enhancement of the green network it is anticipated that landscape character will be maintained or enhanced. This is because a green network would identify areas which are key to the landscape character of an area and safeguard them from in appropriate uses, while actively seeking appropriate uses such</p>

SEA Objective	Time Scale			Sensitivity (H/M/L)	Magnitude		Justification and Assumptions
	Short Term	Medium Term	Long Term		Local	Regional	
							as recreation or agriculture.
18	=	=	=	L	=	=	<p>Assumptions The policy will not be read or applied in isolation. The impact and mitigation required for this SEA objective will be best addressed through the policy on Natural, Built and Cultural Heritage. The Green Networks: Supplementary Guidance is subject to a separate SEA process.</p> <p>Justification It is unlikely that this policy will have a direct affect on this SEA objective.</p>

Commentary

It is considered that this policy approach is likely to have similar affects on the environment as the approaches in the plan. However it is considered that this policy alternative may not offer the same level of detail and clarity provided by the approach in the plan, therefore it has been determined that separate policy approaches should be included. This alternative policy approach does however demonstrate the significant cumulative affects of these policy approaches.