

Appendix 5 - Site Assessments

The assessments here have been carried out using information held in the Highland Council's Geographical Information System (GIS). The information was taken from the GIS in May 2010.

These assessments have been revised to take on board comments from the consultation authorities and to reflect the updated position of the Highland wide Local Development Plan – Proposed Plan. If any additional information on these sites are brought forward this will be considered in the process of assessing a planning application.

Key:

Significant Positive Impact	No or minimal positive impact	Neutral Impact	No or minimal negative impact	Significant negative impact	Unknown impact
++	+	=	-	--	??

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Prior to these assessments there is an example matrix explaining how each element of the site assessment has been addressed.

Interpretation of Matrix

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?								Impact on useable public open space and opportunities to enhance formalise or create public open space
2	Will the allocation encourage walking, cycling and public transport use?								Is any part of the site within 400m straight line distance of any community/commercial building or will it provide a community/commercial building within walking distance of existing residential areas? Are there opportunities to create new walking/cycling routes or enhance existing?
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?								E.g. bus service subsidy or community use within village will have +ve effect
4	Will the allocation involve "off site" road improvements that will contribute to road safety?								Is the site likely to deliver betterment to the local road network - junctions, crossing facilities etc
5	Is there scope for road safety measures as part of the allocation?								Is it likely any application will incorporate on-site traffic calming or street lighting?
6	Is the allocation near any existing "bad neighbour" uses?								Is the site adversely affected by any neighbouring use?
7	Are there any contaminated land issues affecting the allocation?								Is the site within or likely to be affected by an entry on the TECS "possible sites register"?
8	Is the allocation on derelict, vacant or other brownfield land?								Has the site been identified in the Vacant and Derelict Land Survey? Has the land got an existing use?
9	Is the allocation within the current settlement boundary?								Is the site allocated for any form of development (including "existing uses") within the adopted plan? Has the settlement envelope changed?
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?								Conformity with Landscape Capacity Assessment if available. Does it follow the siting and design guidance for the relevant landscape character type identified in the Landscape Character Assessment. Will the allocation result in the removal of valued landscape features? Will the allocation negatively affect any key views?
11	Will the allocation affect any remote landscape of value for recreation (wild land)?								Is the site inside or likely to affect an area of Wild Land identified on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, or an area of Remote Coast identified by THC?
12	Will the allocation affect a								Is the site inside or likely to affect character of a confirmed Con. Area?

	conservation area?			
13	Will the allocation impact on any listed building and/or its setting?			Is there a listed building or a part of the setting "area" of a listed building within the site?
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?			Is any part of the site inside the outer boundary of an Inventory "entry" or will the site affect the setting of an "entry"?
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?			Does the allocation contain any features identified in the HER. If yes, will the allocation affect the feature?
16	Will the allocation impact on any Scheduled Monument and/or its setting?			Is there any SAM within the site boundary or will a SAM be affected?
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?			Is any part of the site inside or likely to affect the designation (SAC, SPA, SSSI, NNR, RAMSAR) or likely to affect non-statutory features identified as being of nature conservation importance e.g., Ancient Woodland Inventory sites and Sites of Local Nature Conservation Interest ?
18	Will the allocation affect any priority habitat or species?			Will the allocation affect any species listed under the appropriate annexes of the Wildlife and Countryside Act or the Habitats and Birds Directive (particularly EPS) or priority habitats and species under the UK BAP
19	Is the allocation likely to provide or use energy from a local or renewable source?			e.g. district heating plant
20	Is the allocation at risk from fluvial or coastal flooding?			Is any part of the site within the 1 in 200 year flood risk contour?
21	Will the allocation impact on ground water or surface water drainage?			Any change in rate, quantity, quality of run-off plus groundwater impact? On and off site impacts. Will these affect priority habitats, especially blanket bog? Soil sealing?
22	Will the allocation have a physical impact on existing watercourses?			Any culverting, diversion or channelling of existing watercourses?
23	Will the allocation offer opportunities for sustainable waste management?			Will the waste produced by the site be minimised and processed close to source in a sustainable way?
24	Can the allocation be connected to the public water and sewerage system?			Can the site be connected at reasonable cost?
25	Will the allocation have a			Can the site be developed without significant re-contouring, under-building etc.? Will access

	significant impact on the local landform?			tracks have significant cut and fill?
26	Will the allocation affect or be affected by coastal erosion?			Use any relevant shoreline management plan.
27	Does the allocation offer opportunities to make best use of the site?			Is the site sheltered from the prevailing wind and does it have a principal aspect between SW & SE? Is the allocation of an appropriate size?
28	Will the allocation have any impact upon local air quality?			Is the site likely to be developed for a use producing air pollution?
29	Will the allocation have an impact on light pollution levels?			Is THC policy likely to require street lighting at this location or already provided adjacent? Are there proposals for floodlighting on the site?

Inverness City – Consolidation and Expansion Sites

Policy 8 - Ness-Side

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				Although there are currently no recorded areas of open space within this allocation, there are areas adjoining this allocation. Developments with residential uses are likely to be required to deliver additional open space provision in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				Developments should provide links into the existing Active Travel networks within and adjacent to this allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles [or similar] will be used throughout the residential areas to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				There are no existing & active bad neighbour uses near this allocation.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			=				No contaminating uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies with the City of Inverness settlement boundary. The site is already allocated in the Inverness Local Plan as an expansion area.

10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y	-	The Inverness District Landscape Assessment (1999) does not identify this site as part of an area for landscape protection. However, the Landscape Character Assessment identifies the land as Rolling Farmland & Woodland. This provides developers with guidance on how new housing should be incorporated into this form of landscape.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation is not identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a small number of sites/finds recorded within the HER for this area, including elements of a military road at the margin of the allocation. However, it is not anticipated that this allocation will affect these significantly, however appropriate investigations should take place and mitigation sought if required.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no NH designations within or immediately adjacent to this allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey may be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	There are indications from SEPA of a Fluvial Flood risk associated with the River Ness and Holm Burn. Any future developments within this indicative flood risk area will require a flood risk assessment.

21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	-	While the allocation footprint contains watercourses, the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is significantly inland of the coast.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	There are potential air quality issues from increased traffic volumes due to expansion of the residential areas. However, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale within the city of Inverness would need to include some street lighting in the interests of road and personal safety. However its use should be minimised.

NOTE: This allocation has already been identified within the extant Inverness Local Plan, and so significant portions of the site may already be subject to planning permission. Therefore additional developer requirements arising from this SEA review cannot be applied retrospectively to these permissions. However, future planning applications for developments on this allocation should take cognisance of the findings from this SEA review.

Ness-Side



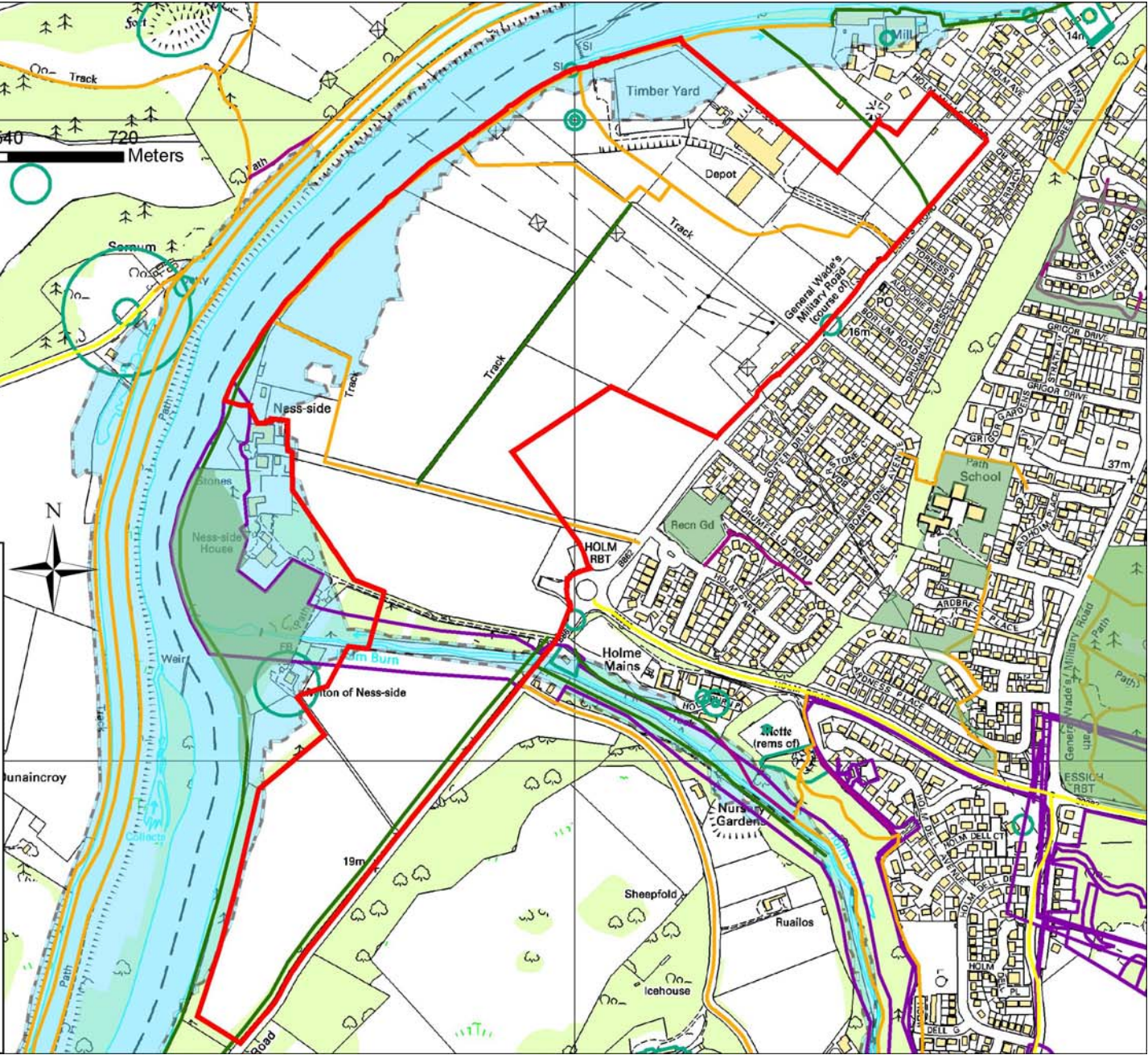
Legend

- Open Space (Q.1)
- Fluvial Flooding (1 in 200yr)
- HER Monuments
- HER Events

Highland Path Record

CPP Status

- Aspirational
- Candidate
- Links on roads
- Wider network



Policy 8 - Charleston

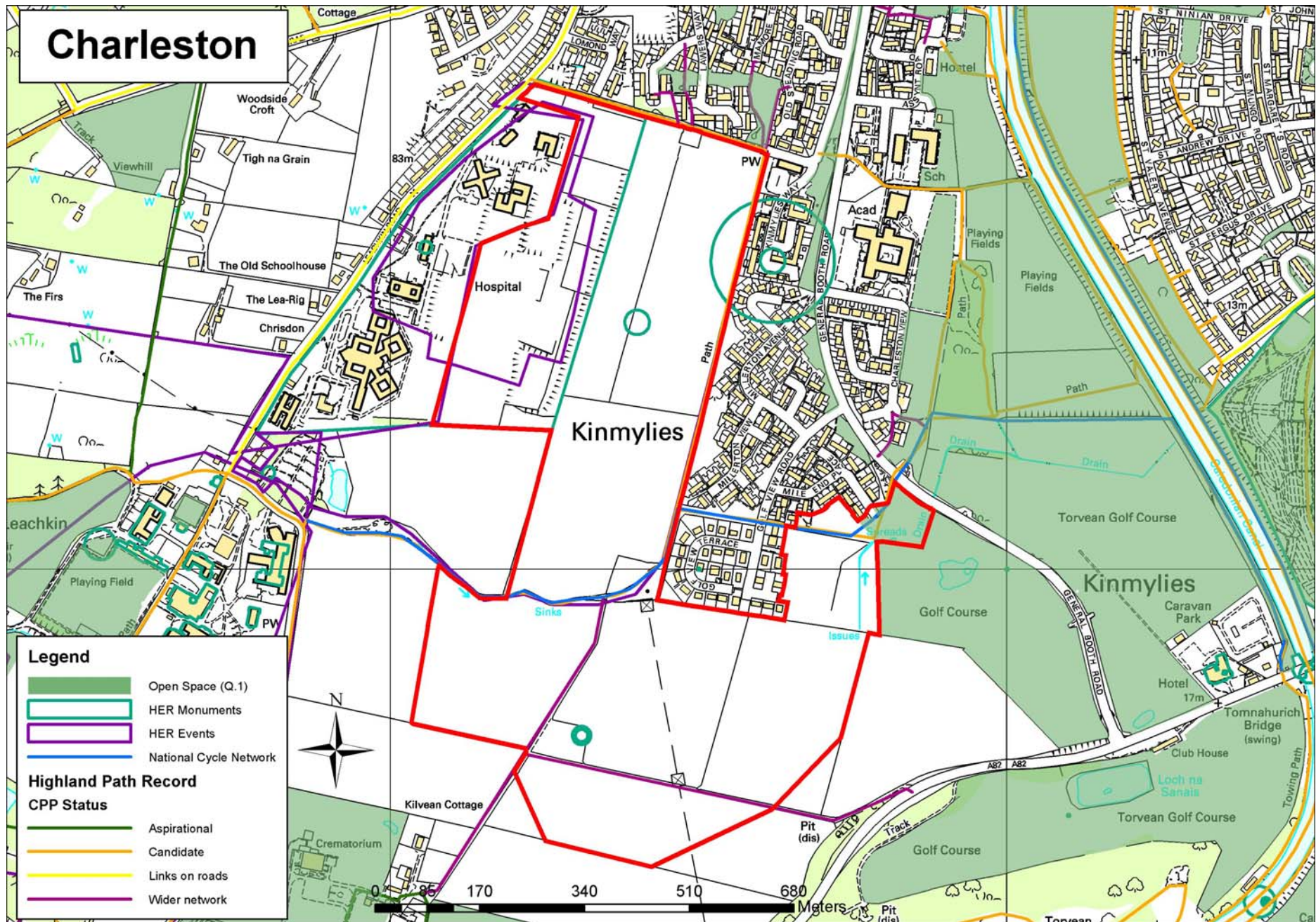
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				There is a small area of average quality Amenity Greenspace within this allocation. In addition, developments with residential uses are likely to be required to deliver additional open space provision in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				Developments should provide links into the existing Active Travel networks within and adjacent to this allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles [or similar] will be used throughout the residential areas to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				There are no existing & active bad neighbour uses near this allocation.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			=				No contaminating uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies with the City of Inverness settlement boundary. The site is already allocated in the Inverness Local Plan as an expansion area.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				The Inverness District Landscape Assessment (1999) does not identify this site as part of an area for landscape protection. However, the Landscape Character Assessment identifies the land as Rolling Farmland & Woodland. This provides developers with guidance on how new housing should be incorporated into this form of landscape.

11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation is not identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a small number of sites/finds recorded within the HER for this area, including a souterrain. However, it is not anticipated that this allocation will affect these significantly, however appropriate investigations should take place and mitigation sought if required.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no NH designations within or immediately adjacent to this allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey may be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There are no indications from SEPA of any flood risks associated with this allocation.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	-	While the allocation footprint contains watercourses, the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.

23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is significantly inland of the coast.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	There are potential air quality issues from increased traffic volumes due to expansion of the residential areas. However, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale within the city of Inverness would need to include some street lighting in the interests of road and personal safety. However its use should be minimised.

NOTE: This allocation has already been identified within the extant Inverness Local Plan, and so significant portions of the site may already be subject to planning permission. Therefore additional developer requirements arising from this SEA review cannot be applied retrospectively to these permissions. However, future planning applications for developments on this allocation should take cognisance of the findings from this SEA review.

Charleston



Policy 1 - Culduthel/Slackbuie

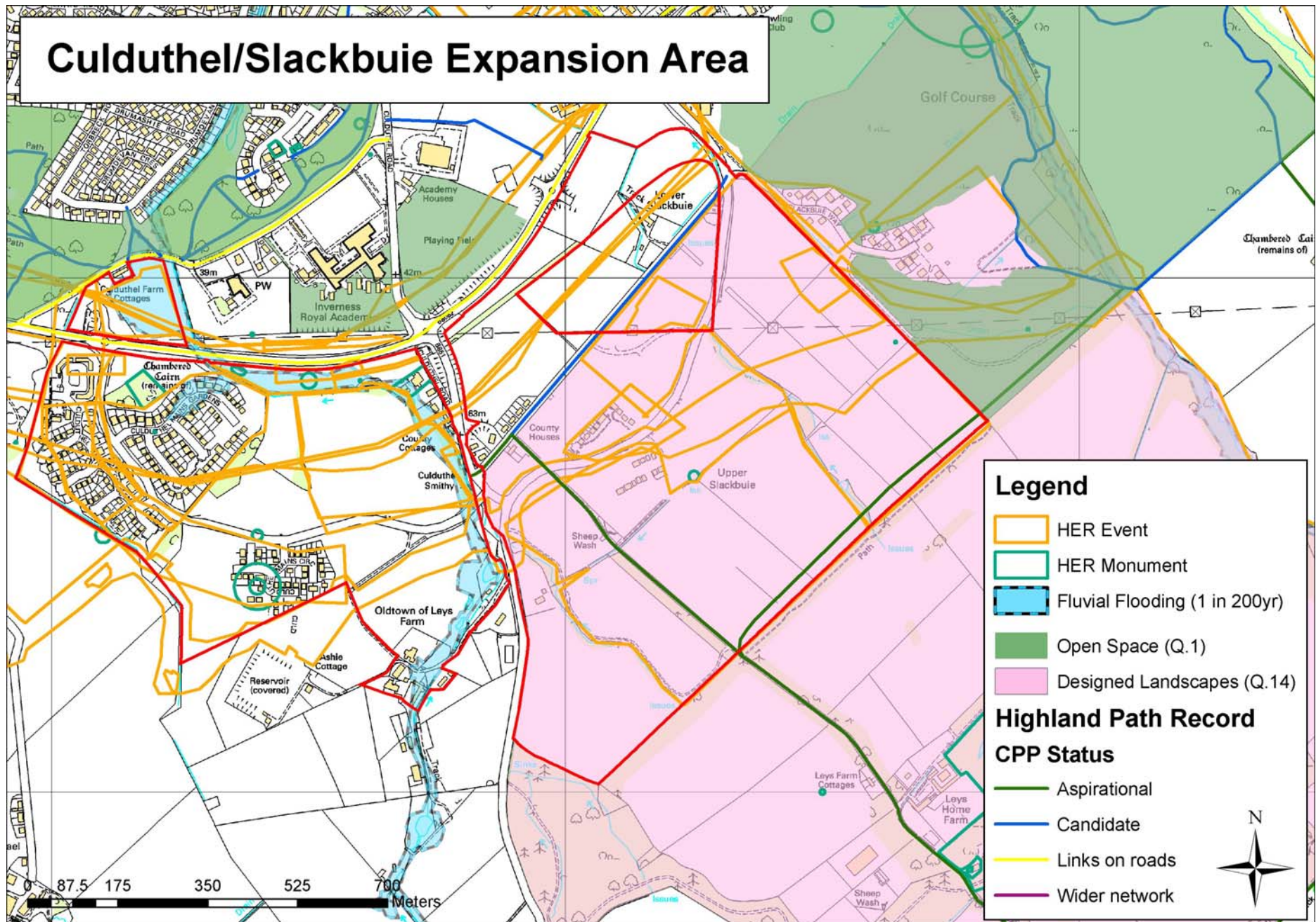
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				Although there are currently no recorded areas of open space within this allocation, there are significant areas adjoining this allocation. However, further developments with residential uses are likely to be required to deliver new open space provision in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				Developments should provide links into the existing Active Travel networks within and adjacent to this allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles [or similar] will be used throughout the residential areas to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				There are no existing bad neighbour uses near this allocation.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			=				No contaminating uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies with the City of Inverness settlement boundary. The site is already allocated in the Inverness Local Plan as an expansion area.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as Highland Towns.

11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	Y	-	The allocation covers part of Leys Castle which is identified in the Inventory of Gardens and Designed Landscapes. Developments will therefore have to take cognisance of the importance of this site and its values. Early discussions with Historic Scotland should take place to establish what levels of protection and mitigation are required.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites/finds recorded within the HER for this area. It is not anticipated that this allocation will affect these significantly, however appropriate investigations should take place and mitigation sought if required.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or immediately adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no NH designations within or immediately adjacent to this allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey may be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	There are indications from SEPA of a Fluvial Flood risk associated with the burn which runs through the western portion of the site. Any future developments within this indicative flood risk area will require a flood risk assessment.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.

22	Will the allocation have a physical impact on existing watercourses?	Y	-	While the allocation footprint contains watercourses, the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is significantly inland of the coast.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	There are potential air quality issues from increased traffic volumes due to expansion of the residential areas. However, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale within the city of Inverness would need to include some street lighting in the interests of road and personal safety. However its use should be minimised.

NOTE: This allocation has already been identified within the extant Inverness Local Plan, and so significant portions of the site may already be subject to planning permission. Therefore additional developer requirements arising from this SEA review cannot be applied retrospectively to these permissions. However, future planning applications for developments on this allocation should take cognisance of the findings from this SEA review.

Culduthel/Slackbuie Expansion Area



Policy 1 - Inshes/Milton of Leys

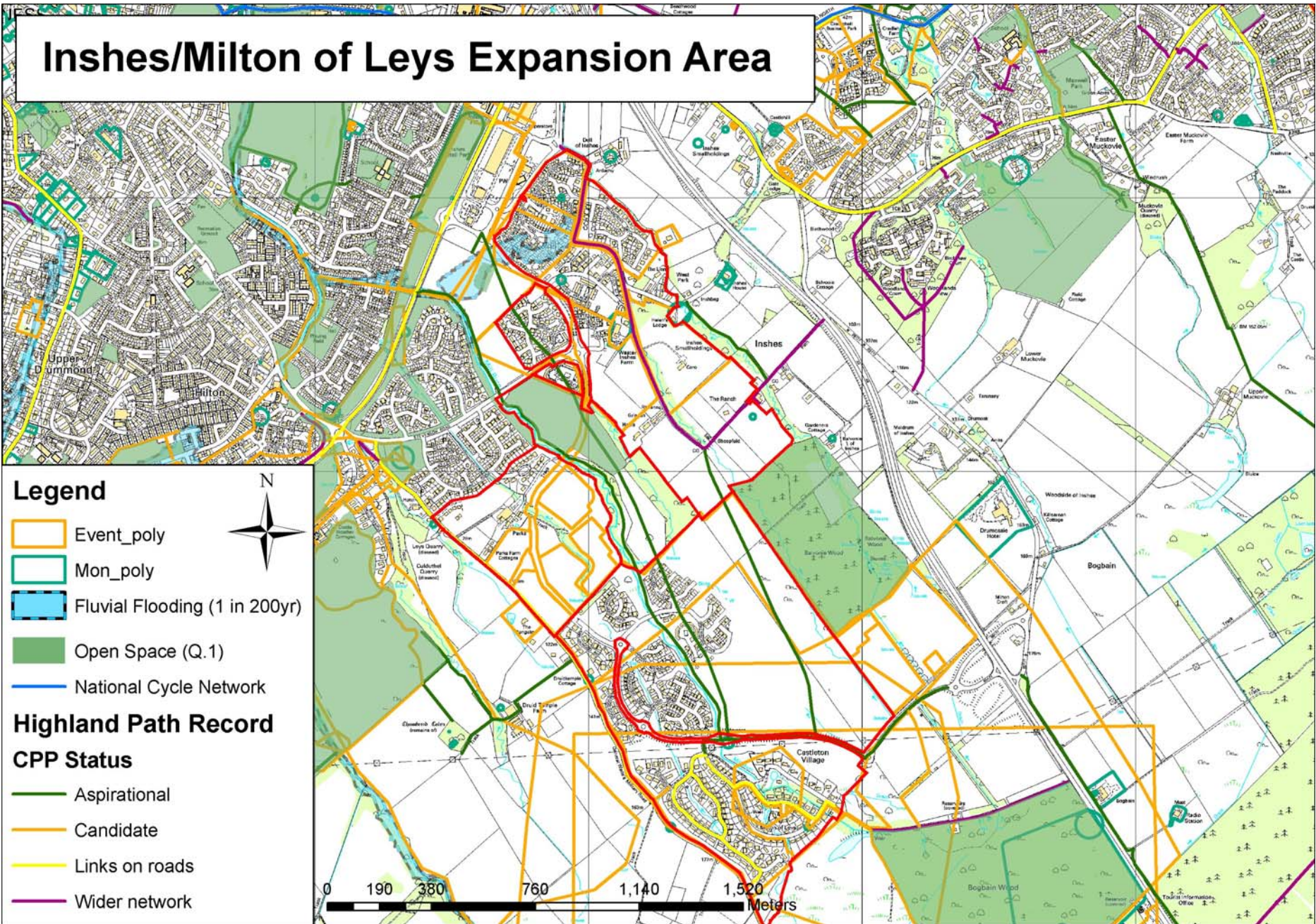
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				This allocation contains a large public park – Inshes Park – and is adjacent to amenity greenspace at Inshes/Balvonie. Further developments with residential uses are likely to be required to deliver new open space provision in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				Developments should provide links into the existing Active Travel networks within and adjacent to this allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve “off site” road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles [or similar] will be used throughout the residential areas to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing “bad neighbour” uses?	N			=				There are no existing bad neighbour uses near this allocation.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			=				No contaminating uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies with the City of Inverness settlement boundary. The site is already allocated in the Inverness Local Plan as an expansion area.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as Highland Towns.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.

12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites/finds recorded within the HER for this area. It is not anticipated that this allocation will affect these significantly, however appropriate investigations should take place and mitigation sought if required.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or immediately adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no NH designations within or immediately adjacent to this allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey may be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	=	There are indications from SEPA of a small area of Fluvial Flood risk towards the NW of this allocation, but this area has already been built upon.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	-	While the allocation footprint contains watercourses, the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements.

24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is significantly inland of the coast.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	There are potential air quality issues from increased traffic volumes due to expansion of the residential areas. However, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale within the city of Inverness would need to include some street lighting in the interests of road and personal safety. However its use should be minimised.

NOTE: This allocation has already been identified within the extant Inverness Local Plan, and so significant portions of the site may already be subject to planning permission. Therefore additional developer requirements arising from this SEA review cannot be applied retrospectively to these permissions. However, future planning applications for developments on this allocation should take cognisance of the findings from this SEA review.

Inshes/Milton of Leys Expansion Area



Policy 7 - Inshes/Raigmore

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			=				There are small areas of Open Space within this allocation. As residential uses are unlikely within this allocation, there would be no requirement for additional Open Space provision as per Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				Developments should provide links into the existing Active Travel networks within and adjacent to this allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				There may be a number of opportunities to make this area more pedestrian-friendly than at present.
6	Is the allocation near any existing "bad neighbour" uses?	Y			-				As Raigmore Hospital operates 24/7, it would be classed as a bad neighbour use, and so any adjacent uses would have to be compatible.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			=				No contaminating uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies with the City of Inverness settlement boundary. The site is allocated for growth of the existing retail park and Raigmore Hospital campus, as well as developments off the Southern Distributor Road.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as Highland Towns.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.

12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites/finds recorded within the HER for this area. It is not anticipated that this allocation will affect these significantly, however appropriate investigations should take place and mitigation sought if required.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or immediately adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no NH designations within or immediately adjacent to this allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey may be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There are no indications from SEPA of any Fluvial or Coastal Flood risks within this allocation.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	-	While the allocation footprint contains watercourses, the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements.

24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is significantly inland of the coast.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	Whilst potential uses for this site have not been established, it is considered that commercial, retail and medical-related uses may be viable and these could have an adverse impact on local air quality. Any emissions from such proposed uses will have to meet air quality standards as laid down in the relevant environmental legislation. In addition, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale within the city of Inverness would need to include some street lighting in the interests of road and personal safety. However its use should be minimised.

Developer Requirements (as identified in the above site assessment):

- A Development Framework will be required to bring forward an acceptable land use strategy, and to guide design & layout of developments within this allocation.
- Contributions will be sought to improvement of infrastructure in the area for both sustainable and non-sustainable transport methods;
- A protected species survey, and if appropriate, a mitigation plan may be required.
- Developments should take due consideration of the numerous HER features found within and adjacent to this allocation;
- A Sustainable Drainage System Plan will be required;
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.
- Contribution will be sought towards protection and enhancement of the green network.
- No culverting of realigning of watercourses.
- Limited use of street lighting.

Inshes/Raigmore

Legend

Site_Name

Inshes/Raigmore

National Cycle Network

Highland Path Record

CPP Status

Aspirational

Candidate

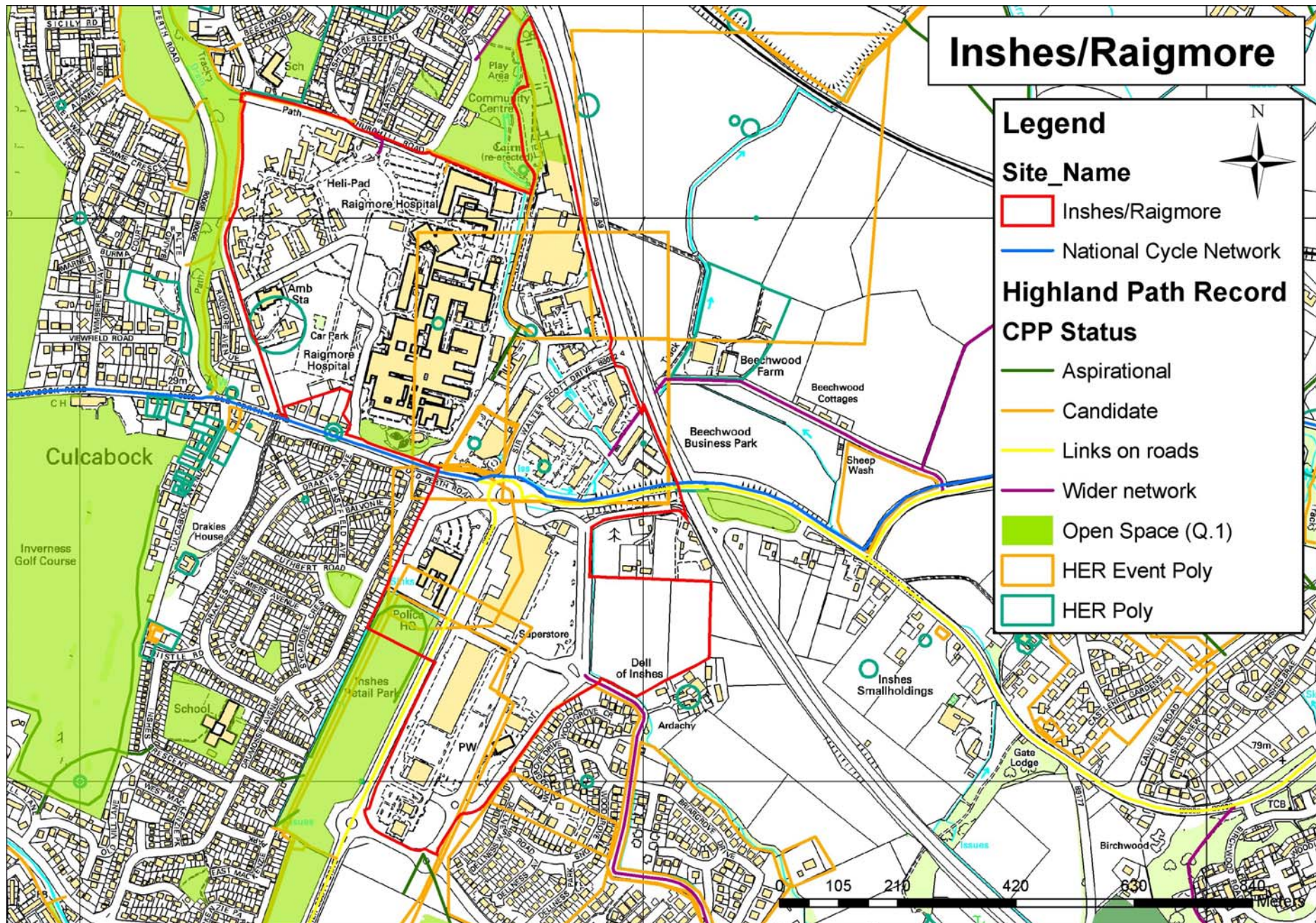
Links on roads

Wider network

Open Space (Q.1)

HER Event Poly

HER Poly



Policy 3 - Inverness City Centre

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				There are currently no areas of open space identified within this allocation. Developments with residential uses are likely to be required to deliver new open space provision in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			++				Developments should provide links into existing Active Travel routes contained within and adjacent to the allocation. Public transport is readily available within this allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles [or similar] will be used throughout the residential areas to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	Y			-				Bad neighbour uses are found within this allocation, such as hot food takeaways. Any development adjacent to these bad neighbour uses should not be incompatible uses.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			=				No contaminating uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies with the City of Inverness settlement boundary. The Inverness Local Plan allocates the site for a mix of uses appropriate for the City's position in the settlement hierarchy.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as Highland Towns.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.

12	Will the allocation affect a conservation area?	Y	=	The allocation includes part of the Inverness Riverside Conservation Area. Any development within or adjacent to the Conservation Area would need to be of a sympathetic design.
13	Will the allocation impact on any listed building and/or its setting?	Y	=	There are a large number of listed buildings within this allocation. Any development will be required to take due consideration of the listed buildings and respect their buffer zones.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites/finds recorded within the HER for this area. It is not anticipated that this allocation will affect these significantly, however appropriate investigations should take place and mitigation sought if required.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or immediately adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no NH designations within or immediately adjacent to this allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey may be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	Small portions of the allocation have been identified as potentially being at risk of Fluvial and Coastal flooding by SEPA. A Flood Risk Assessment with therefore be required. Developments should take into consideration of the findings of the Flood Risk assessment and avoid development within or on the edge of the functional flood plain.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no watercourses located within this allocation.

23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	N	=	This allocation is over 1.5km from the low tide mark and so coastal erosion is not an issue.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. Developments should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	N	=	As this is a city centre location, new residential developments are likely to encourage walking, cycling and use of widely available and accessible public transport and so vehicle-related air quality should not be adversely affected. The forms of development which would be permitted within the city centre are such that they would not be likely to have an effect on local air quality.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale within the city centre would need to include some street lighting in the interests of road and personal safety.

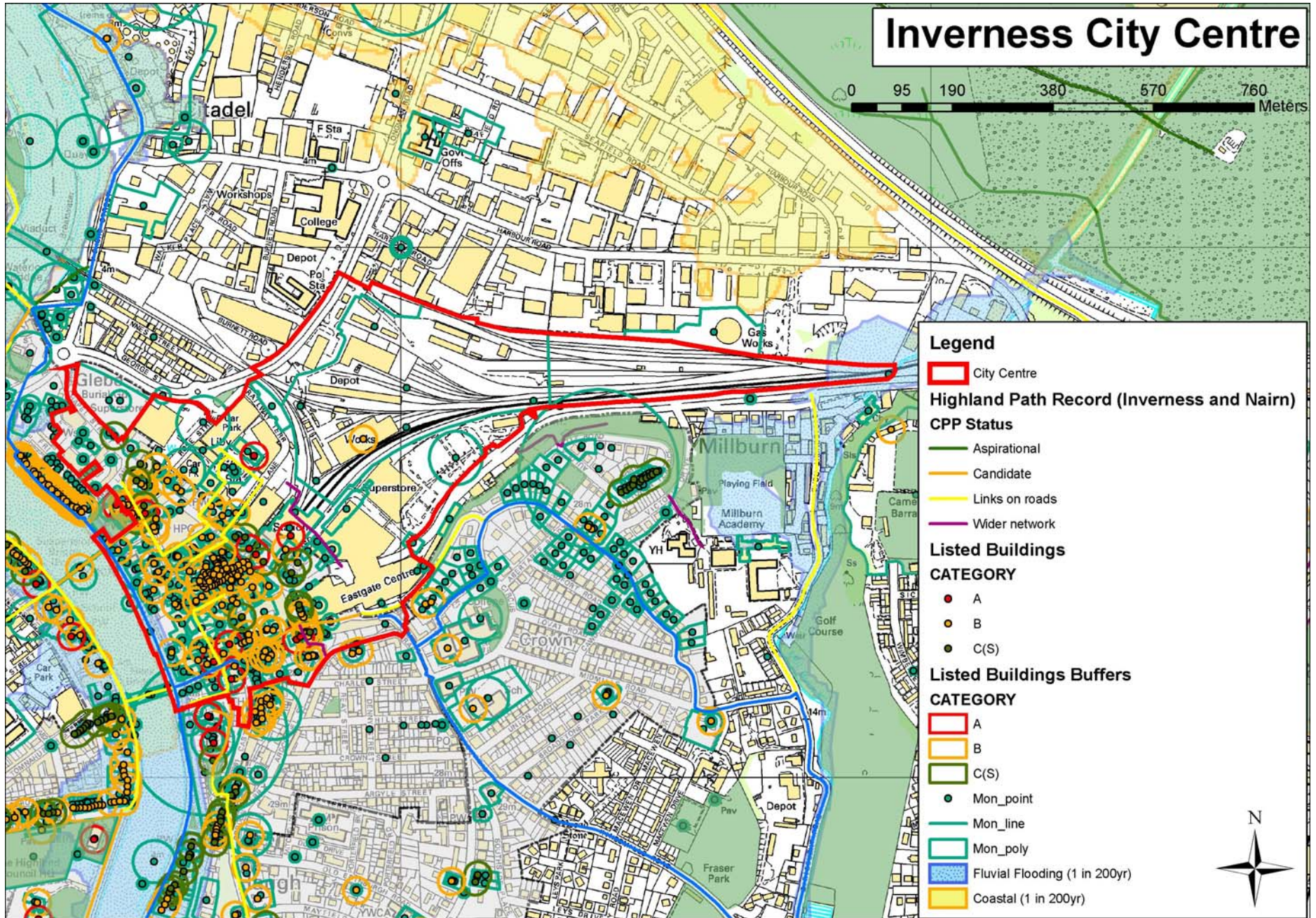
Developer Requirements (as identified in the above site assessment):

- Open space should be incorporated in accordance with the Open Space in New Residential Development: Supplementary Guidance.
- Contributions will be sought to improvement of infrastructure in the area for both sustainable and non-sustainable transport methods;
- Residential areas should incorporate Homezone principles [or similar]
- Proposed uses should take account of the existing bad neighbour developments within the allocation.
- Any developments in or adjacent to the Inverness Riverside Conservation Area must be of a high quality design which is sympathetic to the character of the Conservation Area.
- Developments should take due consideration of the numerous Listed Buildings and their associated buffer zones.
- Developments should take due consideration of the numerous HER features found within and adjacent to this allocation;
- A protected species survey, and if appropriate, a mitigation plan may be required.
- A Flood Risk Assessment must be completed and submitted with any application, and any developments should avoid the functional flood plain.
- A Sustainable Drainage System Plan will be required;
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.

- Contribution will be sought towards protection and enhancement of the green network.

Inverness City Centre

0 95 190 380 570 760 Meters



Legend

City Centre

Highland Path Record (Inverness and Nairn)

CPP Status

Aspirational

Candidate

Links on roads

Wider network

Listed Buildings

CATEGORY

A

B

C(S)

Listed Buildings Buffers

CATEGORY

A

B

C(S)

Mon_point

Mon_line

Mon_poly

Fluvial Flooding (1 in 200yr)

Coastal (1 in 200yr)



Policy 4 - Longman Core

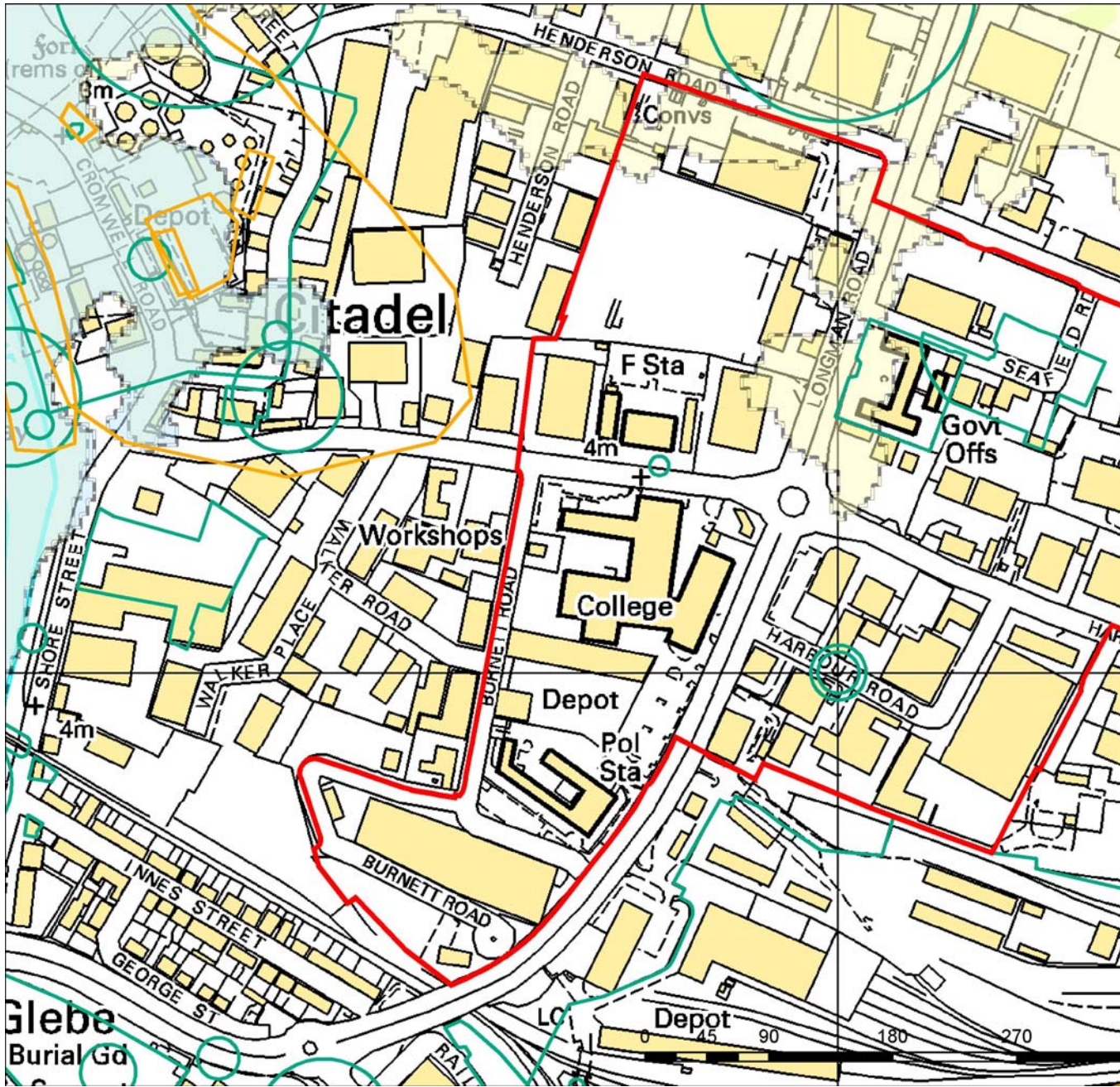
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				There are currently no areas of open space identified within this allocation. There are no residential uses proposed which might have required additional provision.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				Developments should provide links into the existing National Cycle Network route to the west of this allocation. Public transport is readily available within this allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				There may be a number of opportunities to make this area more pedestrian-friendly than it is at present.
6	Is the allocation near any existing "bad neighbour" uses?	Y			=				Bad neighbour uses are found within this allocation, such as a 24hr Filling Station. However, this is unlikely to be an issue given the proposed uses for this allocation – i.e. no residential developments.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			=				No contaminating uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies with the City of Inverness settlement boundary and is allocated for office, leisure, service and retail uses.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as Highland Towns.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.

12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites/buildings recorded within the HER for this area. It is not anticipated that this allocation will affect these significantly, however appropriate investigations should take place and mitigation sought if required.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or immediately adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no NH designations within or immediately adjacent to this allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey may be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	Small portions of the allocation have been identified as potentially being at risk of Coastal flooding by SEPA. A Flood Risk Assessment with therefore be required. Developments should take into consideration of the findings of the Flood Risk assessment and avoid development within or on the edge of the functional flood plain.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no watercourses located within this allocation.

23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	N	=	This allocation is over 1km from the low tide mark and so coastal erosion is not an issue.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	Industrial uses and potential increases in road traffic may have an adverse impact on local air quality for adjacent residential areas. Any emissions from proposed industrial uses will have to meet air quality standards as laid down in the relevant environmental legislation. In addition, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale within the city of Inverness would need to include some street lighting in the interests of road and personal safety.

Developer Requirements (as identified in the above site assessment):

- Contributions will be sought to improvement of infrastructure in the area for both sustainable and non-sustainable transport methods;
- Proposed uses should take account of the existing bad neighbour developments within the allocation.
- Developments should take due consideration of the HER features found within and adjacent to this allocation;
- A protected species survey, and if appropriate, a mitigation plan may be required.
- A Flood Risk Assessment must be completed and submitted with any application, and any developments should avoid the functional flood plain.
- A Sustainable Drainage System Plan will be required;
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.
- Contribution will be sought towards protection and enhancement of the green network.



Policy 5 - Longman Landfill

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			-				The area is identified as incorporating a large area of natural/semi-natural greenspace, as well as hosting the Inverness Caledonian Thistle football stadium. Some of the potential uses for the site would lead to a loss of some of the natural/semi-natural green space, and therefore developer contributions will be sought to mitigate this loss. Not all of this allocation can be redeveloped due to contamination issues from the previous use as a landfill site, and so a significant area will remain as open space for the foreseeable future.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				Developments should provide links into the existing Active Travel networks within and adjacent to this allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				There may be a number of opportunities to make this area more pedestrian-friendly than it is at present.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				There are no bad neighbour uses within this allocation.
7	Are there any contaminated land issues affecting the allocation?	Y			--				Given its previous use as a landfill site it is anticipated that there would be a significant number of contaminated land issues.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies with the City of Inverness settlement boundary. The viability of particular uses for this allocation will be tested via an updated masterplan.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as Highland Towns.

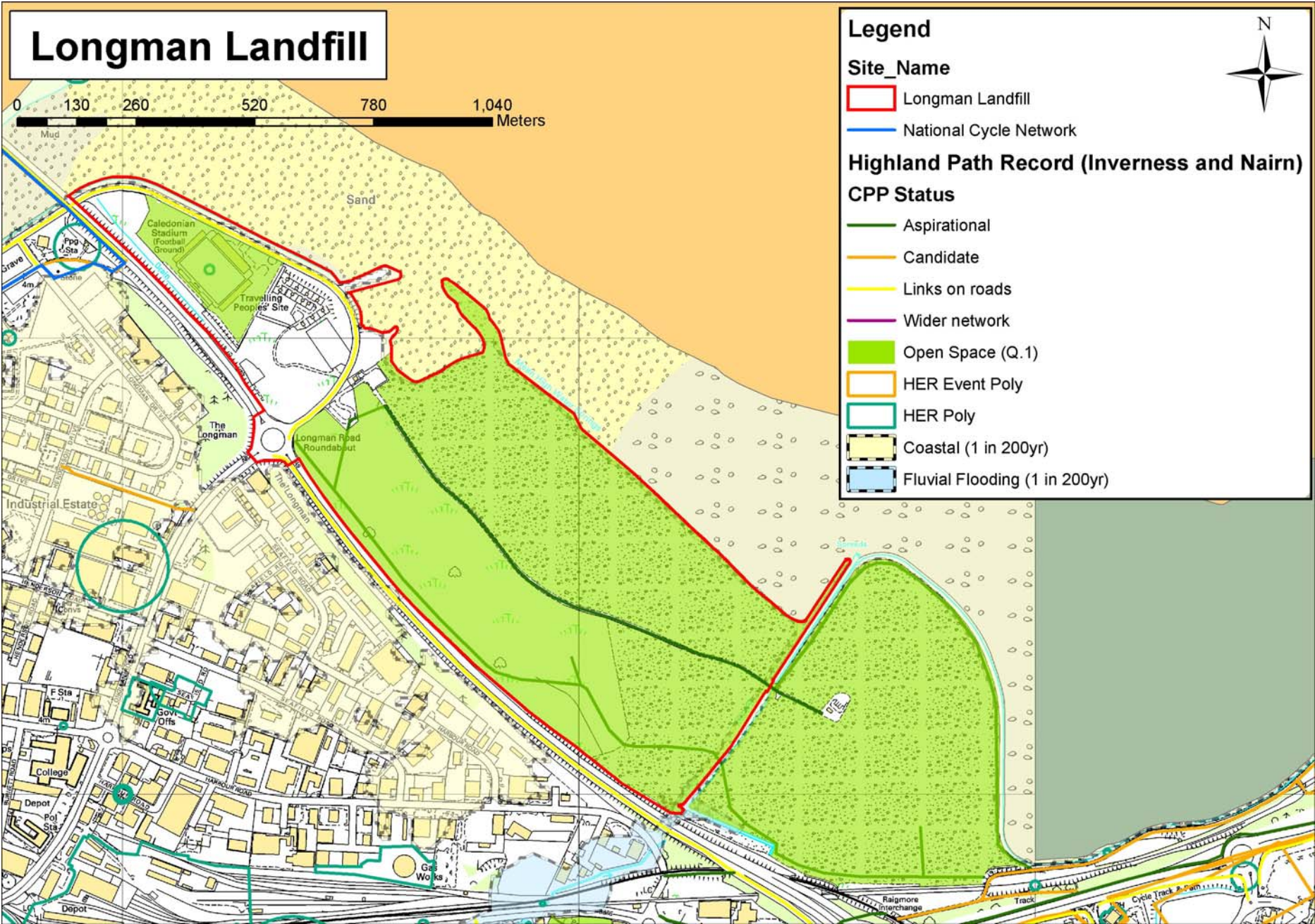
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	Apart from the football stadium, there are no other HER sites identified within this allocation.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or immediately adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-	There are a large number of bird roosts on the periphery of the allocation related to the adjacent Natura 2000 designations which will require protection from development and the consequences of development, such as increased noise/disturbance.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	Small, peripheral areas of the allocation have been identified as potentially being at risk of Fluvial & Coastal flooding by SEPA. A Flood Risk Assessment with therefore be required. Developments should take into consideration of the findings of the Flood Risk assessment and avoid development within or on the edge of the functional flood plain.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.

22	Will the allocation have a physical impact on existing watercourses?	Y	-	While the allocation footprint contains watercourses, the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is also the potential for a sustainable waste management facility as part of this allocation, but the viability of this use will be established during the development of an updated masterplan.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	Y	-	The allocation bounds the Inner Moray Firth and so coastal erosion may be an issue. Assessment of the risk of coastal erosion will be required and appropriate mitigation put in place where required.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	Whilst potential uses for this site have not been established, it is considered that commercial, industrial and waste management uses may be viable and so these may have an adverse impact on local air quality. Any emissions from such proposed uses will have to meet air quality standards as laid down in the relevant environmental legislation. In addition, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale within the city of Inverness would need to include some street lighting in the interests of road and personal safety. However its use should be minimised, particularly given the potential disturbance to roosting birds associated with the nearby Natura 2000 sites.

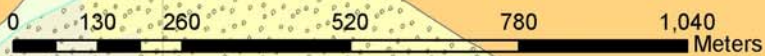
Developer Requirements (as identified in the above site assessment):

- A masterplan will be required to test the viability of particular land uses and to guide the design and layout of developments within this allocation.
- Contribution will be sought to mitigate for the loss of areas of Open Space identified in the Highland Council's Settlement Open Space Profiles.
- Contributions will be sought to improvement of infrastructure in the area for both sustainable and non-sustainable transport methods;
- A protected species survey, and if appropriate, a mitigation plan will be required.
- All development should be directed away from the known bird roosts associated with the nearby Natura 2000 designations. Developers should consult with SNH at an early juncture to establish the level and form of protection required.

- A Flood Risk Assessment must be completed and submitted with any application, and any developments should avoid the functional flood plain.
- A Sustainable Drainage System Plan will be required;
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.
- Contribution will be sought towards protection and enhancement of the green network.
- No culverting or realigning of watercourses.
- Limited use of street lighting, particularly within the vicinity of roosting birds associated with the Natura 2000 designations.



Longman Landfill



Legend

Site_Name

Longman Landfill

National Cycle Network

Highland Path Record (Inverness and Nairn)

CPP Status

Aspirational

Candidate

Links on roads

Wider network

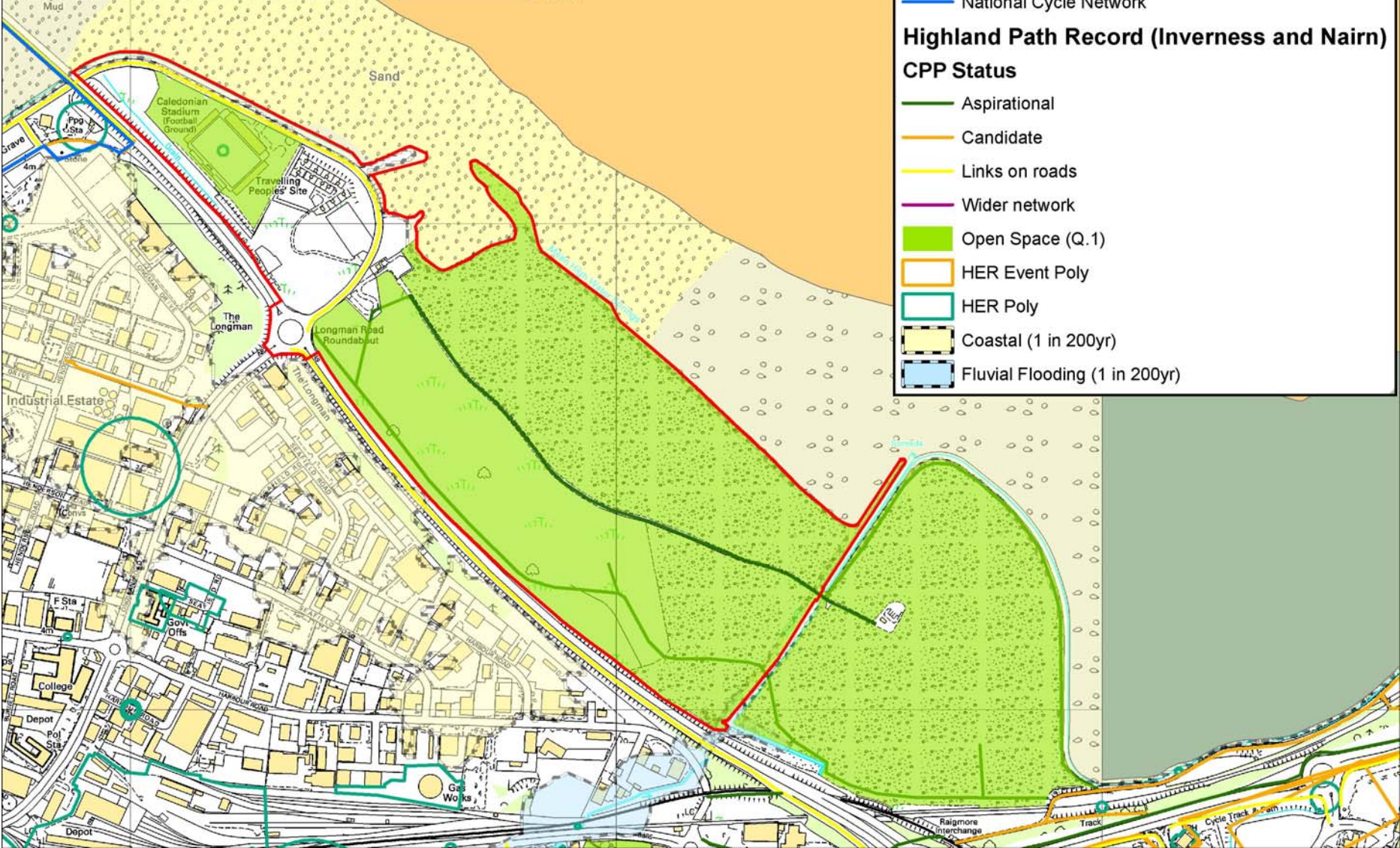
Open Space (Q.1)

HER Event Poly

HER Poly

Coastal (1 in 200yr)

Fluvial Flooding (1 in 200yr)



Policy 6 - Muirtown & South Kessock

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			-				There are large areas of open space within this allocation, including a Local Nature Reserve (LNR). Developments will need to protect and enhance all fit for purpose open space provision within this allocation. In addition, developments with residential uses may be required to deliver additional open space in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				Developments should provide links into existing Active Travel routes contained within and adjacent to the allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles will be used throughout the residential areas to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	Y			-				Bad neighbour uses are found within this allocation, such as a scrap yard. Any development adjacent to these bad neighbour uses should not be incompatible uses.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			=				No contaminating uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies with the City of Inverness settlement boundary. The Inverness Local Plan allocates the site for a mix of Industrial, Amenity and Mixed Uses.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as Highland Towns.

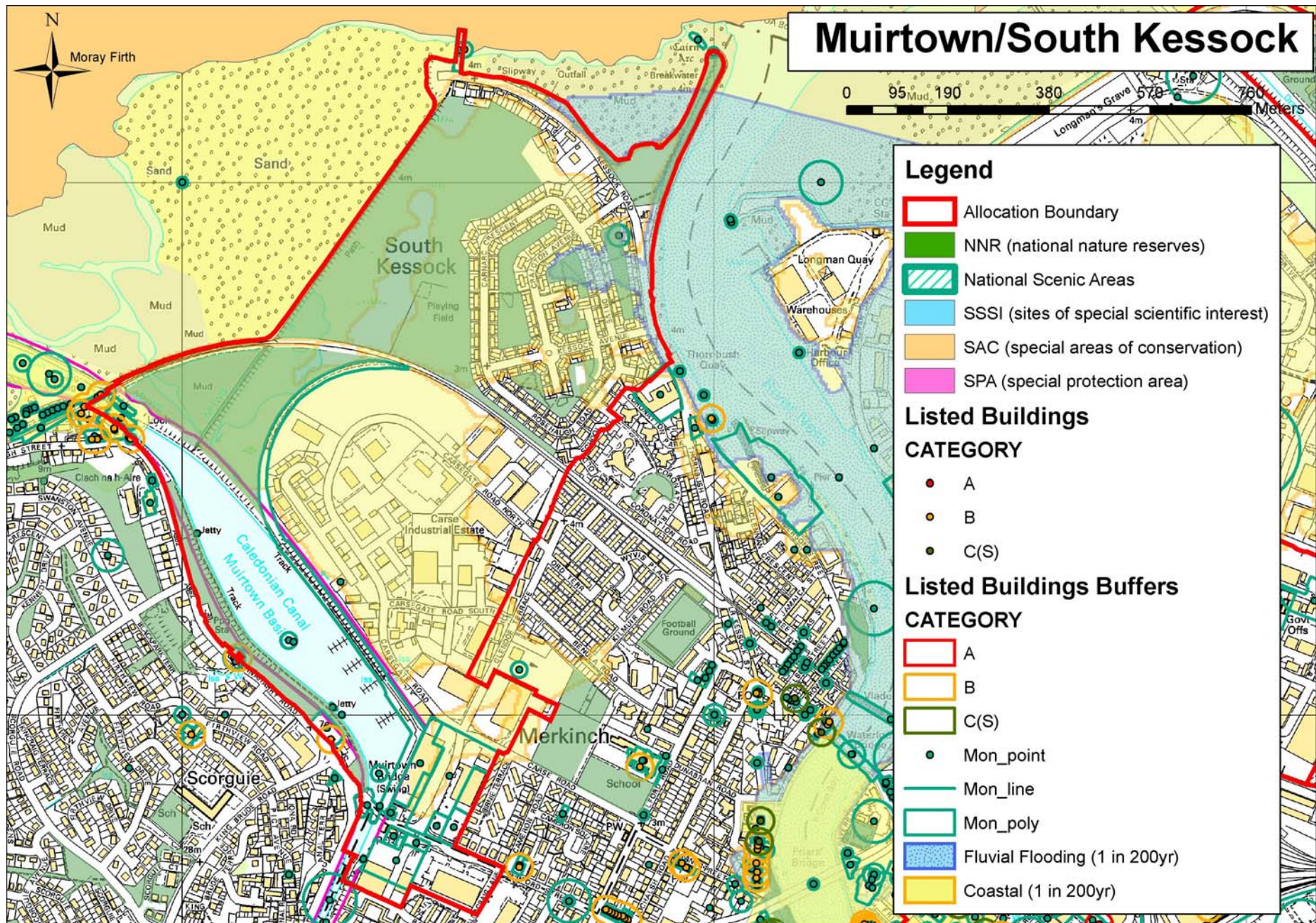
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	Y	=	The allocation covers part of the Inverness, Clachnaharry Conservation Area. Any development within or adjacent to the Conservation Area would need to be of a sympathetic design.
13	Will the allocation impact on any listed building and/or its setting?	Y	=	There are a number of listed buildings on the periphery of this allocation. The masterplan will be required to take due consideration and respect the buffer zones around each of the listed buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites/finds recorded within the HER for this area. It is not anticipated that this allocation will affect these significantly, however appropriate investigations should take place and mitigation sought if required.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	Y	=	A major portion of the Caledonian Canal Schedule Monument is located within this allocation. All developments within this allocation will be expected to provide protection or enhancement of the SM.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	=	A very small portion of the site extends into the Moray Firth SAC and so any developments within or adjacent to the SAC must offer protection or enhancement to the qualifying interests of this SAC.
18	Will the allocation affect any priority habitat or species?	Y	-	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey may be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	A large proportion of the site has been identified as potentially being at risk of Fluvial and Coastal flooding by SEPA. A Flood Risk Assessment with therefore be required. Masterplanning of the site should take into consideration of the findings of the Flood Risk assessment and avoid development within or on the edge of the functional flood plain.

21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	=	While the allocation footprint contains a small watercourse immediately to the east of the Muirtown Basin, the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	Y	-	The allocation bounds the Inner Moray Firth and so coastal erosion may be an issue. Assessment of the risk of coastal erosion will be required and appropriate mitigation put in place where required.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	Industrial uses and potential increases in road traffic may have an adverse impact on local air quality for adjacent residential areas. Any emissions from proposed industrial uses will have to meet air quality standards as laid down in the relevant environmental legislation. In addition, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety.

Developer Requirements (as identified in the above site assessment):

- A masterplan will be required to guide the design and layout of developments within this allocation.
- The Local Nature Reserve and other functional open spaces should be protected, and where appropriate, enhanced.
- Open space should be incorporated in accordance with the Open Space in New Residential Development: Supplementary Guidance.
- Contributions will be sought to improvement of infrastructure in the area for both sustainable and non-sustainable transport methods;
- Residential areas should incorporate Homezone principles [or similar]
- Proposed uses should take account of the existing bad neighbour developments within the allocation.

- Any developments in or adjacent to the Inverness Clachnaharry Conservation Area must be of a high quality design which is sympathetic to the character of the Conservation Area.
- The masterplan should take due consideration of the numerous Listed Buildings and their associated buffer zones.
- Developments should take due consideration of the numerous HER features found within and adjacent to this allocation;
- The masterplan should provide for the protection for the Caledonian Canal Scheduled Monument.
- The masterplan and associated developments should have no significant adverse effects on the adjacent Moray Firth SAC.
- A protected species survey, and if appropriate, a mitigation plan may be required.
- A Flood Risk Assessment must be completed and submitted with any application, and any developments should avoid the functional flood plain.
- A Sustainable Drainage System Plan will be required;
- No culverting or realigning of watercourses.
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.
- An assessment of the risk of coastal erosion will be required and, if appropriate, a scheme of mitigation provided with any application.
- Contribution will be sought towards protection and enhancement of the green network;
- Limited use of street lighting.



Policy 1 - Ness Castle

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				Although there are currently no recorded areas of open space within this allocation, there are significant areas adjoining this allocation. Developments with residential uses are likely to be required to deliver additional open space provision in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				Developments should provide links into the existing Active Travel networks within and adjacent to this allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles [or similar] will be used throughout the residential areas to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				There are no existing bad neighbour uses near this allocation.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			=				No contaminating uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies with the City of Inverness settlement boundary. The site is already allocated in the Inverness Local Plan as an expansion area.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				The Inverness District Landscape Assessment (1999) does not identify this site as part of an area for landscape protection. However, the Landscape Character Assessment identifies the land as Rolling Farmland & Woodland. This provides developers with guidance on how new housing should be incorporated into this form of landscape.

11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	Y	-	The allocation includes Ness Castle which is a 'B' Listed Building. Any redevelopment of Ness Castle or developments within the curtilage or affecting the setting of Ness Castle will require consultations with Historic Scotland regarding levels of protection and forms of mitigation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation is not identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites/finds recorded within the HER for this area, including cairns. It is not anticipated that this allocation will affect these significantly, however appropriate investigations should take place and mitigation sought if required.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	Y	-	This allocation includes Holme Mains Motte which is a Scheduled Monuments. It is not anticipated that this allocation will affect these significantly, however early discussions with Historic Scotland are required regarding levels of protection for this SM and any permitted forms of mitigation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no NH designations within or immediately adjacent to this allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey may be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	There are indications from SEPA of a Fluvial Flood risk associated with the Holm Burn which runs through the eastern portion of the site. Any future developments within this indicative flood risk area will require a flood risk assessment.

21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	-	While the allocation footprint contains watercourses, the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is significantly inland of the coast.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	There are potential air quality issues from increased traffic volumes due to expansion of the residential areas. However, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale within the city of Inverness would need to include some street lighting in the interests of road and personal safety. However its use should be minimised.

NOTE: This allocation has already been identified within the extant Inverness Local Plan, and so significant portions of the site may already be subject to planning permission. Therefore additional developer requirements arising from this SEA review cannot be applied retrospectively to these permissions. However, future planning applications for developments on this allocation should take cognisance of the findings from this SEA review.

Ness Castle

Legend

- Open Space (Q.1)
- National Cycle Network
- Fluvial Flooding (1 in 200yr)
- Schedule Monument (Q.16)
- HER Monuments
- HER Events

Highland Path Record (Inverness and Nairn)

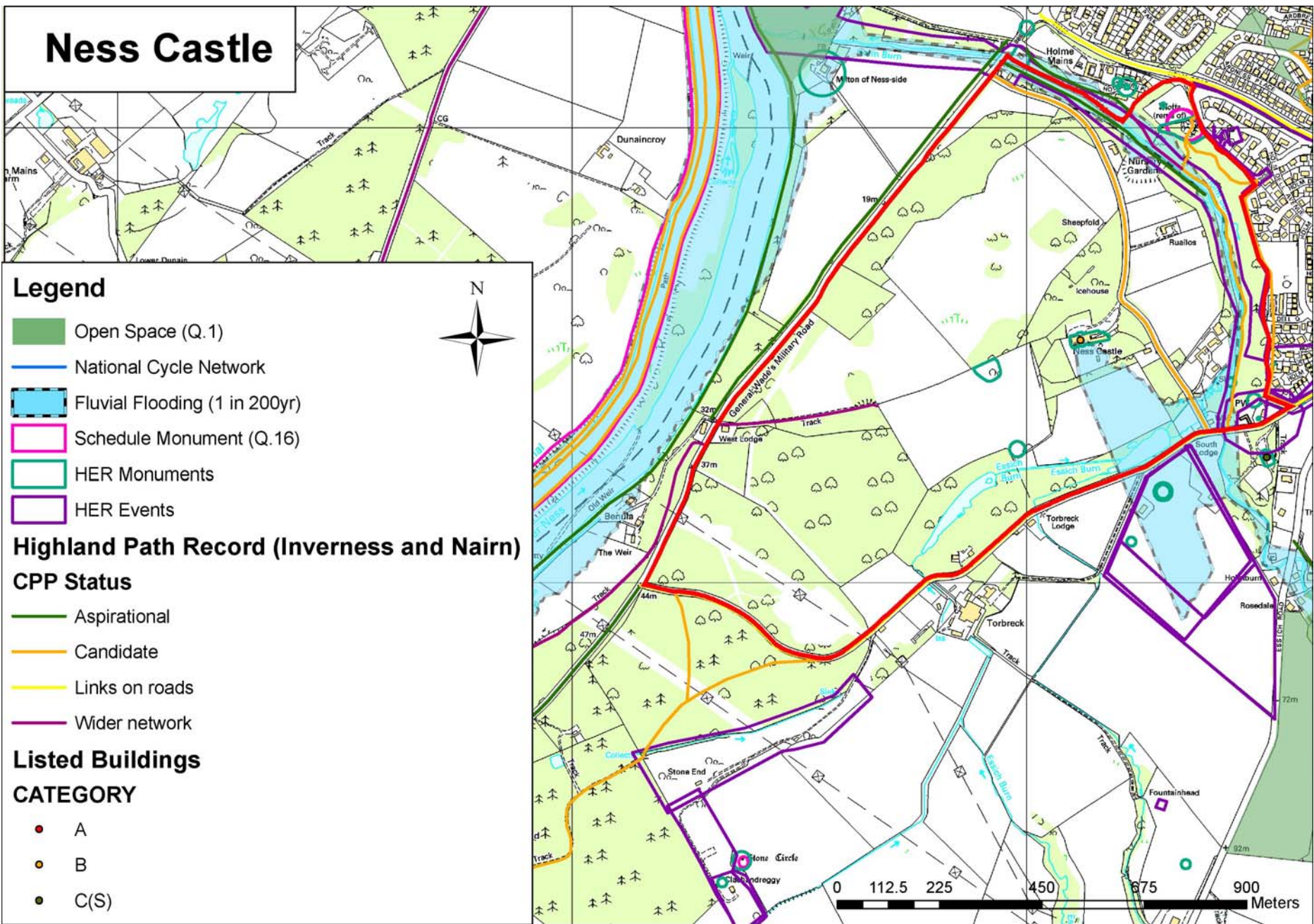
CPP Status

- Aspirational
- Candidate
- Links on roads
- Wider network

Listed Buildings

CATEGORY

- A
- B
- C(S)



The A96 Corridor

East Inverness

Policy 9 - Stratton Lodge

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y		+					There are no areas of open space identified within this allocation. Developments may be required to deliver additional open space in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					Developments should provide links into existing Active Travel routes adjacent to this allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		+					This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y		+					This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y		+					Homezone principles will be used to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses are found within this allocation.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			=				No contaminating uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y		+					The site lies with the City of Inverness settlement boundary and is allocated for Residential Use.

10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y	-	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment [LCA] identifies the land as Rolling Farmland and Woodland. The LCA provides developers with guidance on how new housing should be incorporated into these forms of landscape.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	Y	-	The allocation contains the 'B' Listed Stratton Lodge Hotel. Developments must take due consideration and respect the buffer zones around the listed building.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	Other than the Listed Building (Q13), there are no locally important finds recorded on the HER within this allocation.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments located within this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-	Parts of the proposed allocation are close to the Longman and Castle Stuart Bays SSSI and the Inner Moray Firth SPA. It is therefore important for development on this site to consider the impact there may be on both the SPA and SSSI. This will include consideration of the impact of increased recreation along the coastline.
18	Will the allocation affect any priority habitat or species?	Y	-	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey may be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	SEPA have not identified any of this allocation as being at risk of flooding.

21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no watercourses within this site.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already planned for adjacent allocations.
26	Will the allocation affect or be affected by coastal erosion?	Y	-	The allocation bounds the Inner Moray Firth and so coastal erosion may be an issue. Assessment of the risk of coastal erosion will be required and appropriate mitigation put in place where required.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	The proposed residential use may result in increases in road traffic and thus have an adverse impact on local air quality for any existing or proposed residential use. In addition, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety.






Developer Requirements (as identified in the above site assessment):

- Open space should be incorporated in accordance with the Open Space in New Residential Development: Supplementary Guidance.
- Contributions will be sought to improvement of infrastructure in the area for both sustainable and non-sustainable transport methods;
- Residential areas should incorporate Homezone principles [or similar]
- Developments should take due consideration of the 'B' Listed Building and its associated buffer zone.
- Developments should have no significant adverse effects on the nearby Inner Moray Firth SPA and Longman and Castle Stuart Bays SSSI;
- A Recreation Management Plan will be required;
- A protected species survey, and if appropriate, a mitigation plan may be required.
- A Flood Risk Assessment must be completed and submitted with any application, and any developments should avoid the functional flood plain.
- A Sustainable Drainage System Plan will be required;

- No culverting or realigning of watercourses.
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.
- Contribution will be sought towards protection and enhancement of the green network;
- Limited use of street lighting.


Stratton Lodge

Legend

-  SSSI (sites of special scientific interest)
-  SPA (special protection area)
-  HER Events
-  HER Monuments
-  Fluvial Flooding (1 in 200yr)




Highland Path Record

CPP Status

-  Aspirational
-  Candidate
-  Links on roads
-  Wider network

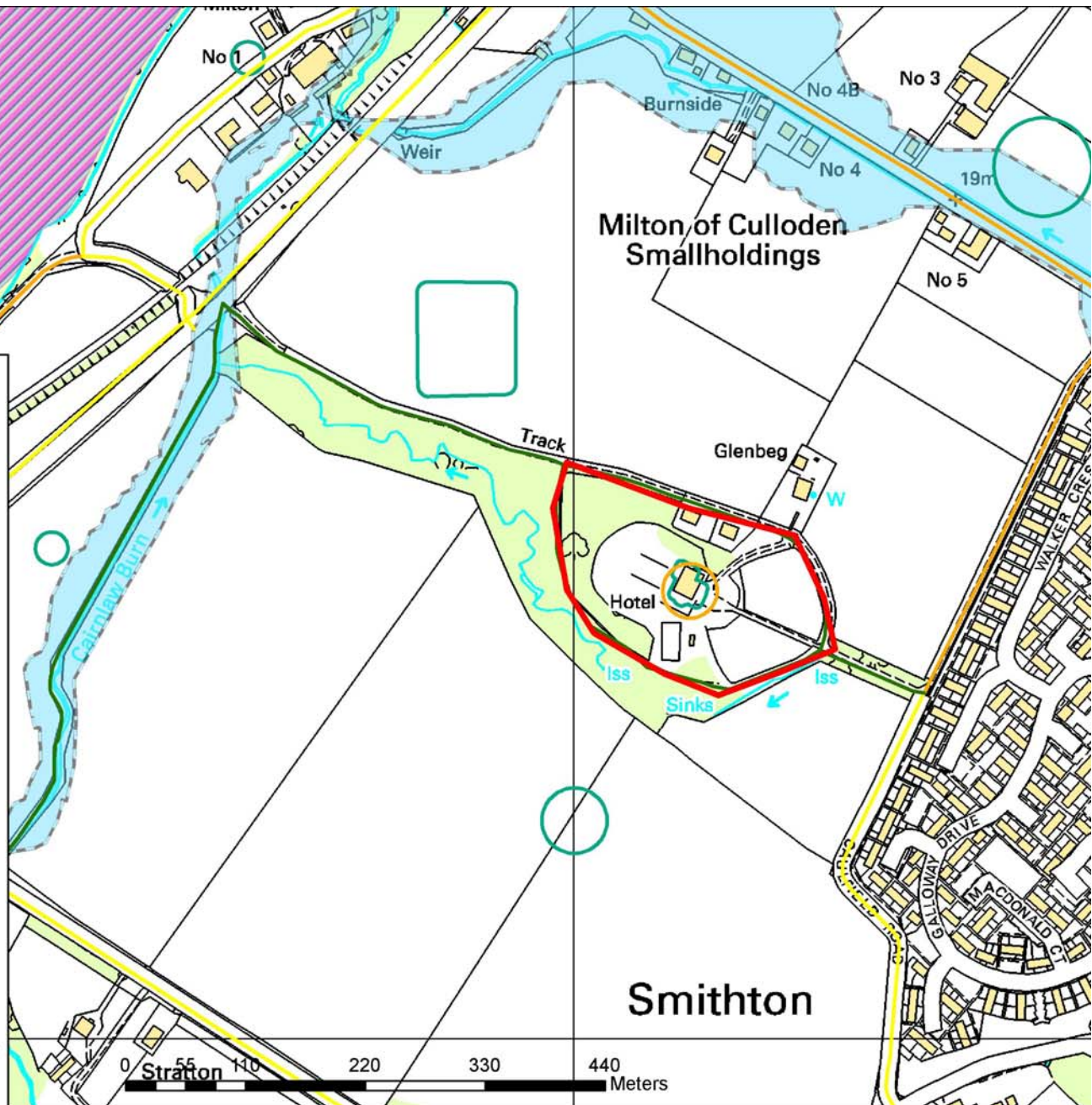
Listed Buildings Buffers

CATEGORY

-  A
-  B
-  C(S)



0 55 110 220 330 440 Meters



Policy 9 - Ashton Farm

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	??	
1	Will the allocation affect the provision of open space within the area?	N		+					The site does not lead to the loss of open space as identified in the Highland Greenspace Audit, Any development of the site will be required provide significant public open space provision and demonstrate how provided open space aids in the integration of the development into the wider green network for the corridor.
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					It is anticipated that development of this site will contribute to the provision of improved access opportunities within the area and this would include linkages to the proposed new district centre at Stratton and the retail provision at the Inverness Retail and Business Park.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		+					The development will also be required to provide active travel linkages within and outwith the development. This includes the Inverness-Nairn Coastal and Landward Trails. There will additionally be opportunities to secure developer contributions towards improved public transport infrastructure in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y		+					A number of transport interventions have been identified that will facilitate improvements in road safety. These will be outlined in the developer requirements of a future Local Development Plan once more detail about the site is known.
5	Is there scope for road safety measures as part of the allocation?	Y		+					Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N		=					No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N		=					No contaminating uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N		=					No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y		=					The site is within the settlement boundary for the City of Inverness. The site is currently is covered by a number of allocations but most predominant of these is policy 8(vii) designating the site as a Action Area/Special Initiative. In allocating this site as long term it will continue to have the opportunity to deliver these types of uses but will have a wider scope for delivery of business and commercial uses.

10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y	-	The Inverness District Landscape Assessment (1999) does not identify this site as part of an area for landscape protection. However, the Landscape Character Assessment identifies the land as Rolling Farmland & Woodland. This provides developers with guidance on how new housing should be incorporated into this form of landscape.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC
12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation is not identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a small number of sites/finds recorded within the HER for this area, including a barrow. However, it is not anticipated that this allocation will affect these significantly, however appropriate investigations should take place and mitigation sought if required.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no NH designations within or immediately adjacent to this allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey may be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.

20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	A proportion of the site has been identified as potentially being at risk of Fluvial flooding by SEPA. A Flood Risk Assessment with therefore be required. Masterplanning of the site should take into consideration of the findings of the Flood Risk assessment and avoid development within or on the edge of the functional flood plain.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	-	While the allocation footprint contains watercourses, the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is significantly inland of the coast.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	There are potential air quality issues from increased traffic volumes due to expansion of the residential areas. However, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale within the city of Inverness would need to include some street lighting in the interests of road and personal safety. However its use should be minimised.

Developer Requirements (as identified in the above site assessment):

- Landscape Framework is required;
- Open Space should be delivered in line with the requirements of Open Space in New Residential Developments: Supplementary Guidance;
- Provide active travel linkages to key community facilities
- Provide active travel linkages within and out with the site including links to Stratton Farm district centre and the Inverness retail and Business Park;
- Developer contributions will be sought towards public transport improvements;
- Developer contributions will be sought towards transport infrastructure interventions;

- Homezone principles will need to be applied;
- Consideration should be given to the treatment of monuments and events identified in the Historic Environment Record;
- A protected species survey, including a Badger Survey, and if appropriate, a mitigation plan may be required.
- A flood risk assessment is required;
- A Sustainable Drainage System Plan will be required;
- No culverting of water courses will be permitted;
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements;
- Developments must connect to the public water supply and sewerage system;
- Limited use of street lighting.

Ashton Farm



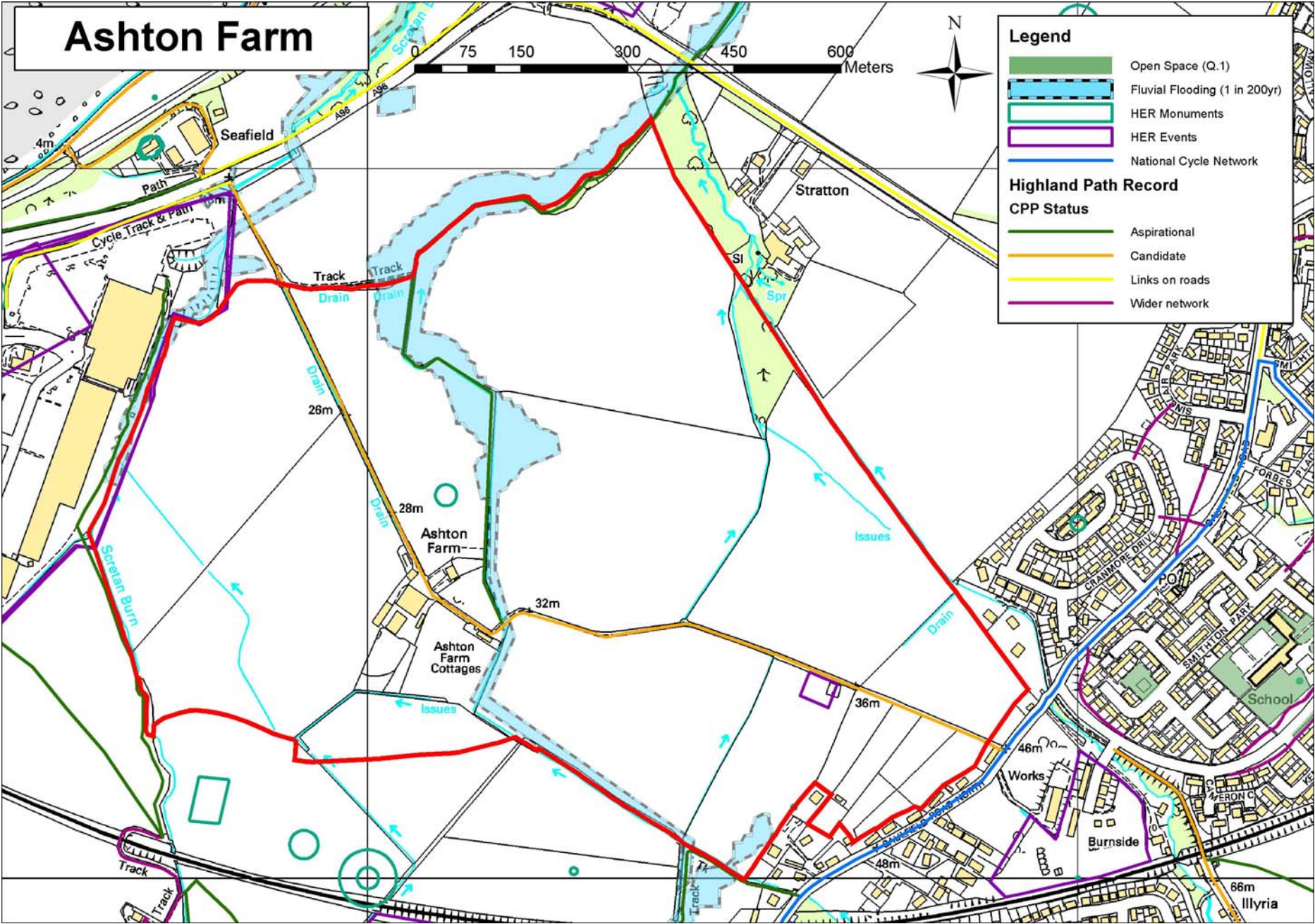
Legend

- Open Space (Q.1)
- Fluvial Flooding (1 in 200yr)
- HER Monuments
- HER Events
- National Cycle Network

Highland Path Record

CPP Status

- Aspirational
- Candidate
- Links on roads
- Wider network



Policy 10 - Beechwood Campus

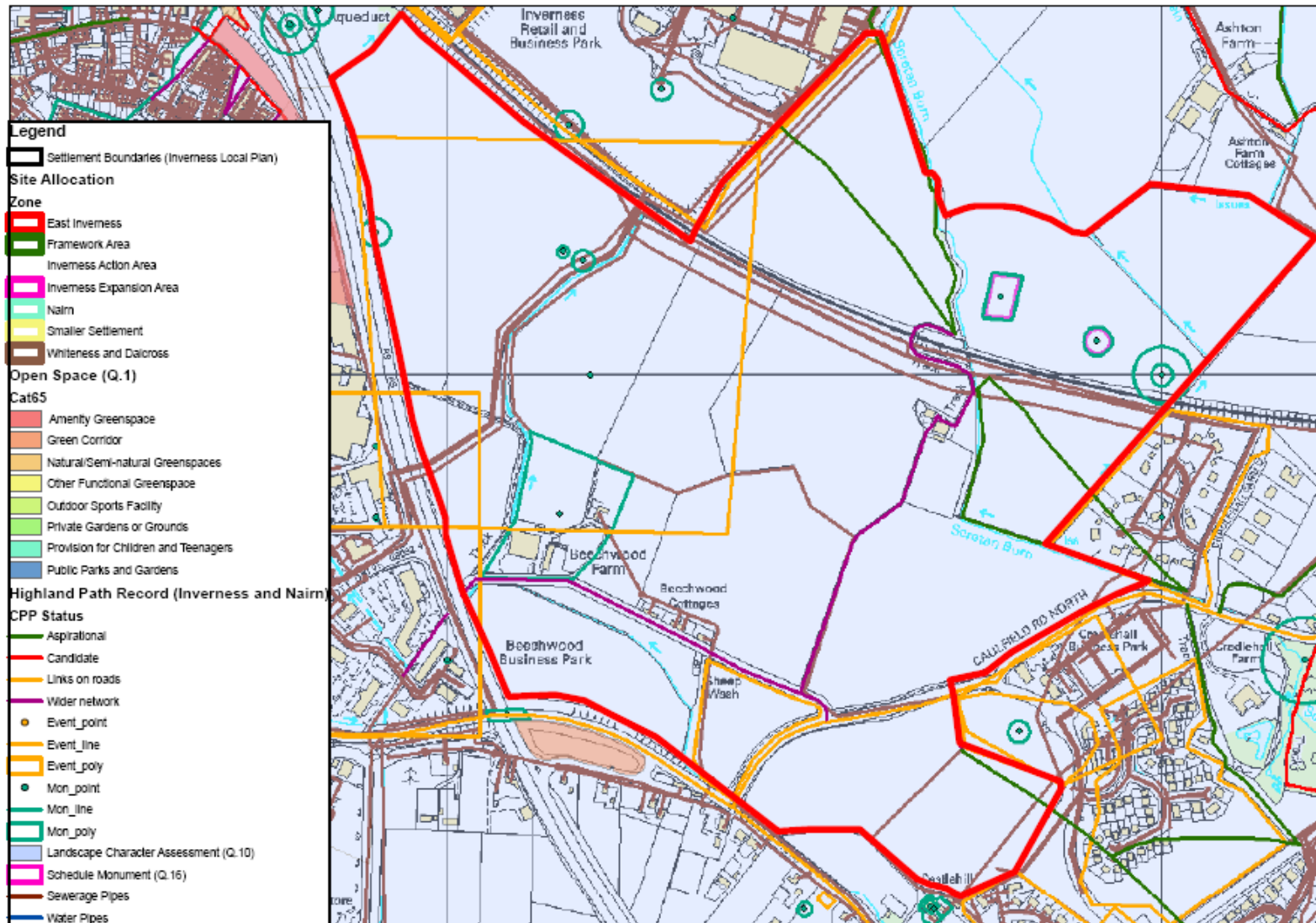
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y		+					The site does not lead to the loss of open space as identified in the Highland Greenspace Audit, however the site does form part of the Beechwood Green Wedge as identified in the Inverness Local Plan. Any development of the site will be required to maintain this green entrance of the city through the provision of significant public open space on site.
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					It will be a requirement of development on this site to create active travel linkages to the surrounding area. This would include linkages to Inverness City Centre and the Inverness Retail and Business Park.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		+					Public transport and active travel linkages will need to be explained in the form of a green travel plan submitted as part of any application.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y		+					The allocation will require improvements to both the local road network (short term) and trunk road network (longer term). When these requirements need to be in place will be determined by work on the Inner Moray Firth Traffic Model.
5	Is there scope for road safety measures as part of the allocation?	Y		=					At present there are limited roads on site. Any development on this site will be encouraged to reduce private car usage and most of this site should be pedestrian focussed. Home zone principles will be applied.
6	Is the allocation near any existing "bad neighbour" uses?	N		=					No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y		=					It is possible contaminating uses including a former smithy and a Former sheep wash / dip have been present on the site. Appropriate mitigation should be carried out.
8	Is the allocation on derelict, vacant or other brownfield land?	N		=					No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y		=					The site is currently within the settlement boundary for the city of Inverness. The site is covered by a allocations of business, and amenity. By allocating this site it looks to consolidate these uses and provide a state of the art educational institution. Any development on this site will need to fit with and continue the theme of a green gateway to the city.
10	Will the allocation affect	Y		-					The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an

	the distinctiveness or enjoyment of the local landscape?			area for landscape protection. The Landscape Character Assessment identifies the land as "Rolling Farmland and Woodland". It is considered that as this site will be developed there will be a material change in its landscape character, this will be mitigated through high quality design and creating a green development through linking with the wider green framework for the corridor.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not cover part of or adjacent to any conservation area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites identified in the Historic Environment Record. It is not anticipated that the development will affect these significantly however appropriate investigations should take place and mitigation sought if required.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	Ashton Farm Cottages SAM are located within the site boundary. These are a ring ditch and pit circles. Development on this part of the site will be required to take into consideration these features and not adversely affect them.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	=	There are no natural heritage designations on or in close proximity to the site. However, the Moray Firth SAC is less than 1km away. Development on this site should take into consideration the impact there may be on the SAC. This will include increased recreation along the coastline.
18	Will the allocation affect any priority habitat or species?	Y	=	Badgers are present in the area. A Badger survey should be conducted and where appropriate mitigation carried out.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	+	The use of Micro-renewables throughout the site will be encouraged however it is unlikely that the site will provide or use energy from a local or renewable source on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There are minor water courses running through the site and adjacent to it. While the 1 in 200 year flood risk mapping is does not identify a risk a small risk of flooding may still be present.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.

22	Will the allocation have a physical impact on existing watercourses?	N	=	While there are minor water courses running through the development these will need to be considered in the masterplanning of the site. Culverting of these water courses will not be permitted.
23	Will the allocation offer opportunities for sustainable waste management?	N	=	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, however a well designed site will be key as it will form a gateway to the City of Inverness.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The majority of the development is over 500m from the coast and therefore it is not anticipated that the allocation will be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for expansion of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	While no polluting uses will be permitted on the site, in the shorter term it is anticipated that there may be traffic congestion around the site. This may have an adverse impact on local air quality. In the longer term this will be mitigated by improved road infrastructure which will provide relief for the traffic congestion. The site will be encouraged to promote public transport to avoid congestion.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment):

- Open space should be created throughout the site, a landscape framework for the site will be required;
- Active travel linkages toward Inverness City Centre and Inverness Retail and Business Park are required;
- A green travel plan is required;
- Local and trunk road improvements will be required subject to discussion with the relevant body;
- A design framework will be required to address the developments fit with the landscape character of the area;
- HER records should be investigated and mitigation required as appropriate;
- Ashton Farm SAM should be carefully considered and appropriate mitigation put in place;
- A sustainable drainage system plan will be required;
- Culverting of watercourses will not be permitted;
- Street lighting should be minimised.



Policy 11 - Inverness Retail and Business Park Expansion

NOTE: THIS SITE BOUNDARY WAS MODIFIED FOLLOWING EXAMINATION OF THE HWLDP A REVISED SITE ASSESSMENT IS INCLUDED BELOW

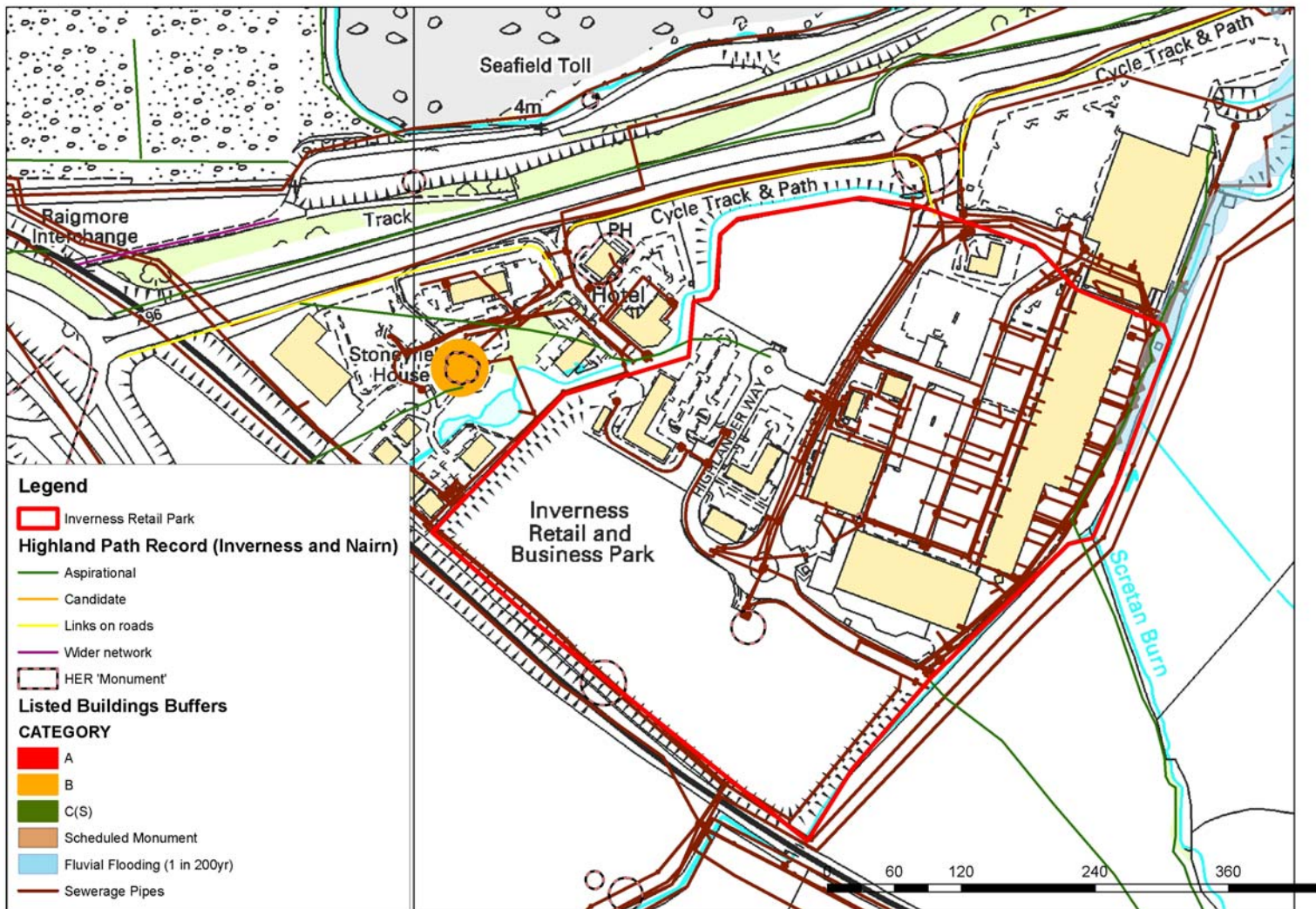
No	SEA Issue and checklist question	Y/N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				The allocation does not cover any area of open space identified in the Highland greenspace audit.
2	Will the allocation encourage walking, cycling and public transport use?	N			=				While this site is on the edge of town there is already a bus service serving the area. Further mitigation will be required to encourage walking and cycling to the site.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				Any development on this allocation would have to demonstrate adequate linkages to the city centre and residential areas of the city. Through this development there will be opportunity to seek improved public transport services and better active travel links to the wider area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				Any development on this allocation would be expected to make a contribution towards improvement to the local and trunk road infrastructure.
5	Is there scope for road safety measures as part of the allocation?	Y			+				The car parking required as part of this allocation should create a pleasant and safe environment for pedestrians and cyclists.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?								
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not listed in the Scottish Vacant and Derelict Land Survey.
9	Is the allocation within the current settlement boundary?	Y			=				The site is within the settlement boundary for the City of Inverness
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			-				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Rolling Farmland and Woodland". It is considered that as this site will be developed there will be a material change in its landscape character, this will be mitigated through high quality design and creating a green development through linking with the wider green framework for the corridor.
11	Will the allocation affect	N			=				The site is not shown on Map 3 of SNH's Policy

	any remote landscape of value for recreation (wild land)?			Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not cover part of or adjacent to any conservation area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are two records identified in the Historic Environment Record within this site. Stoneyfield and Stoneyfield Ring Ditches. While it is not anticipated that this allocation will have a detrimental impact on the reason that these records have been identified, appropriate mitigation will be secured.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	No Schedule Monuments or their settings have been identified within the boundaries of this site.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no designated sites within the site allocation. The nearest designated site is the Longman/Castle Stuart SSSI which is around 300m away. It is not anticipated there will be any impact on this through this allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	Badgers are present in the area. A Badger survey should be conducted and where appropriate mitigation carried out.
19	Is the allocation likely to provide or use energy from a local or renewable source?	N	=	While buildings standards will be applied to the development given the type of uses it is not envisaged that it would provide or use energy from a local or renewable source.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There are minor water courses running through the site and adjacent to it. While the 1 in 200 year flood risk mapping is does not identify a risk a small risk of flooding may still be present.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. This may be a particular issue given the need for the level of car parking for the type of use. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	=	While there is a minor water course running through the allocation this will need to be considered in early stages of planning the site as culverting of water courses will not be permitted.
23	Will the allocation offer opportunities for	Y	+	All new developments will be required to take into consideration the requirements set out in the Council's Waste Management: Supplementary

	sustainable waste management?			Guidance and consider the waste hierarchy.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	The site surrounded by water and sewerage pipes therefore it is not anticipated that there would be an issue with connection to the public infrastructure.
25	Will the allocation have a significant impact on the local landform?	N	=	Given the adjacent uses of the Inverness Retail and Business Park we do not believe that this site would have a detrimental impact on the local landform.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The site is located some 300m from the high tide line therefore it is not anticipated it will be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	+	Given the proximity of other uses there is a clear opportunity to make a more sustainable shopping destination while facilitating sustainable transport to both the east and west of the site.
28	Will the allocation have any impact upon local air quality?	Y	-	While no polluting uses are to be permitted on the site, however further traffic may be generated due to this allocation therefore there may be an increase in car emissions. Appropriate transport mitigation will be sought to avoid traffic congestion which may lead to a detrimental impact on air quality.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of security however this should be limited wherever possible.

Developer Requirements (as identified in the above site assessment):

- Mitigation will be required to active travel and other forms of sustainable transport both to and from the site;
- A contribution will be required to identified trunk and local road improvements required associated with this development;
- Due consideration should be given to the presence of historic environment records on the site;
- Car parking should be designed to be safe for pedestrians and cyclists;
- High quality design will be a key consideration;
- A Badger survey should be conducted and where appropriate mitigation carried out;
- Due consideration should be given to making the best use of the site taking into consideration existing and planned adjacent uses and the topography of the site;
- Sustainable Drainage Plan should be prepared and implemented;
- No culverting of the small water course running through the site will be permitted;
- Due consideration should be given to the Council's Waste Management: Supplementary Guidance and the waste hierarchy;
- Limited use of street lighting.



Policy 9 - Land between Ashton and Beechwood Holdings

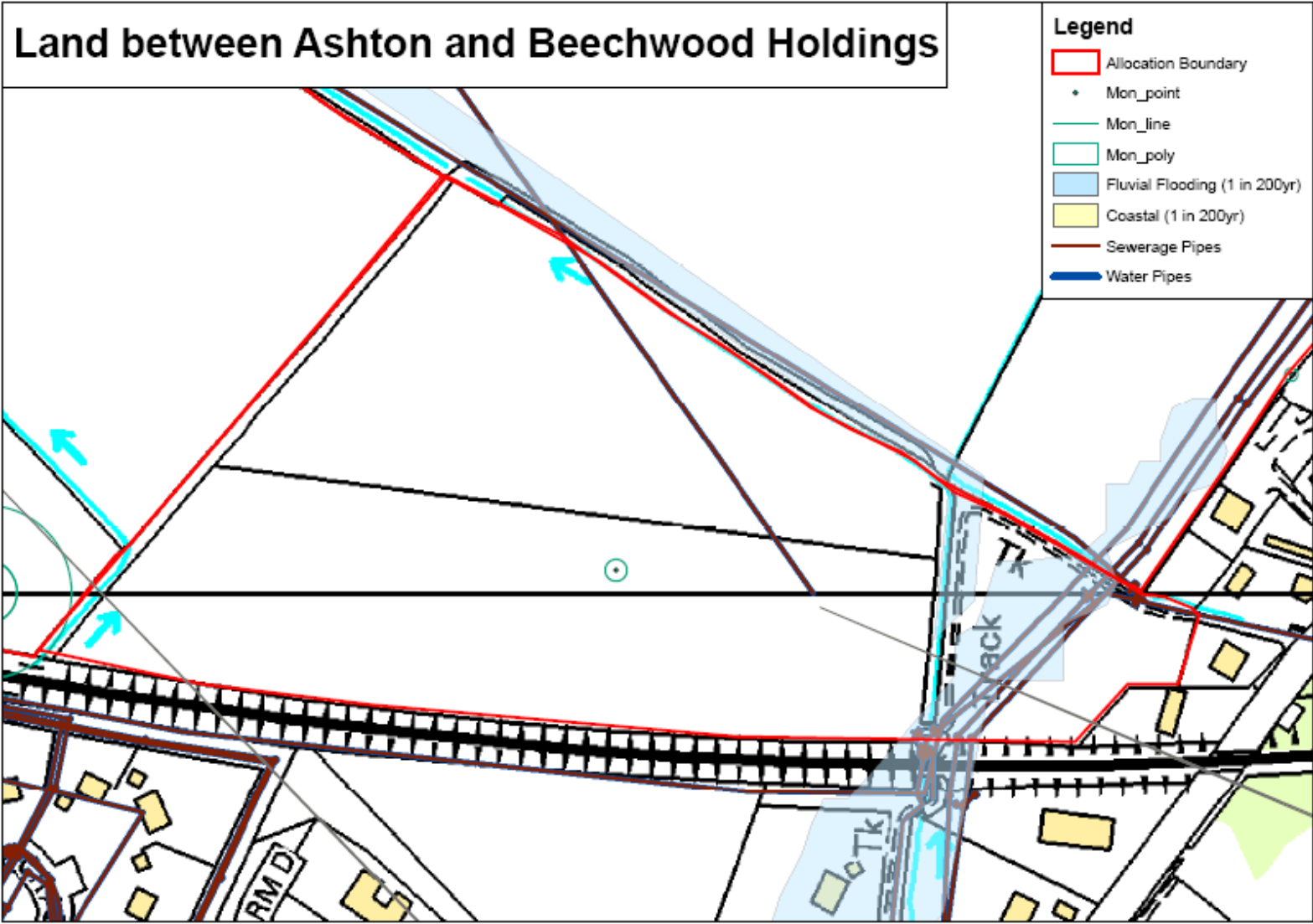
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				This allocation will not affect any open space identified in the Highland Open Space Audit. As the land will be allocated for residential uses it will be required to deliver open space in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				This allocation will ensure that effective east west links are in place for active travel.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			=				No contaminating uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies with the City of Inverness settlement boundary. The Inverness Local Plan allocates the site as Amenity Land, however it has little amenity value other than visual amenity and this is also limited due to the sites location.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Rolling Farmland and Woodland". It is considered that as this site will be developed there will be a material change in its landscape character, this will be mitigated through high quality design and creating a green development through linking with the wider green network for the corridor.

11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not cover part of or adjacent to any conservation area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There is one item in the HER for this area. Known as the Galloway Monument it is described as "A scatter of cropmarks, including a group of at least seven possible pits, has been recorded by oblique aerial photography". It is not anticipated that this allocation will affect these significantly however appropriate investigations should take place and mitigation sought if required.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Schedule Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There is no natural heritage designation or area identified for its importance to nature conservation within or adjacent to this site. The nearest sites are the Longman and Castle Stuart SSSI and the Inner Moray Firth SPA which are both over 1km away therefore it is not anticipated there will be an impact.
18	Will the allocation affect any priority habitat or species?	Y	=	Badgers are present in the area. A Badger survey should be conducted and where appropriate mitigation carried out.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	An area in the east of the site is at risk of Fluvial Flooding. Development should be avoided in this area and a Flood Risk Assessment should be submitted with any application.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	While the allocation footprint crosses and bounds a number of small watercourses, the developer requirements for the allocation will specifically require that no culverting of watercourses takes place

23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant housing developments to the south and east of this development area.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The majority of the development is over 1km from the coast and therefore it is not anticipated that the allocation will be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	While no polluting uses will be permitted on the site, in the shorter term it is anticipated that there may be traffic congestion around the site. This may have an adverse impact on local air quality. However as this site is unlikely to be brought forward until this will be mitigated through as improved road infrastructure which will provide relief for the traffic congestion it is unlikely that there would be significant detrimental impact. The site will be encouraged to promote public transport to avoid congestion.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment):

- Open space should be incorporated in accordance with the Open Space in New Residential Development: Supplementary Guidance.
- Contributions will be sought to improvement of infrastructure in the area for both sustainable and non-sustainable transport methods;
- Contribution will be sought towards protection and enhancement of the green network;
- The site should take due consideration of the identified HER feature on the site;
- A badger survey and, if appropriate, a mitigation plan will be required;
- A flood risk assessment completed and submitted with any application;
- A Sustainable Drainage System Plan will be required;
- No culverting of watercourses will be permitted;
- allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements
- Limited use of street lighting will be required.



Policy 9 - Milton of Culloden Smallholdings

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				There are no areas of open space identified within this allocation. Developments with residential uses may be required to deliver additional open space in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				Developments should provide links into existing Active Travel routes adjacent to this allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles will be used throughout the residential areas to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses are found within this allocation.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			=				No contaminating uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies with the City of Inverness settlement boundary and is allocated for Mixed Use.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as a mix of Coastal Lowlands and Rolling Farmland and Woodland. This provides developers with guidance on how new housing should be incorporated into these forms of landscape.

11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings contained within this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	-	There is a bronze age ring ditch recorded within the HER for this area. This site is also a Scheduled Monument. All developments within this allocation will be expected to provide protection or enhancement of the ring ditch site.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	Y	-	There is a bronze age ring ditch and three pit circles which have been Scheduled and which are located within this allocation. All developments within this allocation will be expected to provide protection or enhancement of the SM.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-	Parts of the proposed allocation are close to the Longman and Castle Stuart Bays SSSI and the Inner Moray Firth SPA. It is therefore important for development on this site to consider the impact there may be on both the SPA and SSSI. This will include consideration of the impact of increased recreation along the coastline.
18	Will the allocation affect any priority habitat or species?	Y	-	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey may be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	A proportion of the site along the north-eastern boundary has been identified as potentially being at risk of Fluvial flooding by SEPA. A Flood Risk Assessment with therefore be required. Developments should take into consideration of the findings of the Flood Risk assessment and avoid development within or on the edge of the functional flood plain.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.

22	Will the allocation have a physical impact on existing watercourses?	Y	-	Whilst the allocation contains watercourses, developments will have to adhere to the requirement that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already planned for adjacent allocations.
26	Will the allocation affect or be affected by coastal erosion?	Y	-	The allocation bounds the Inner Moray Firth and so coastal erosion may be an issue. Assessment of the risk of coastal erosion will be required and appropriate mitigation put in place where required.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. Developments should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	Mixed uses may result in increases in road traffic and thus have an adverse impact on local air quality for any residential uses or areas. Any emissions from proposed mixed uses will have to meet air quality standards as laid down in the relevant environmental legislation. In addition, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety.







Developer Requirements (as identified in the above site assessment):

- Open space should be incorporated in accordance with the Open Space in New Residential Development: Supplementary Guidance.
- Contributions will be sought to improvement of infrastructure in the area for both sustainable and non-sustainable transport methods;
- Residential areas should incorporate Homezone principles [or similar]
- Developments should take due consideration of the Bronze Age Ring Ditch identified within the HER;
- Developments should provide for the protection or enhancement for the Bronze Age Ring Ditch and associated features which are classed as a Scheduled Monument.
- Developments should have no significant adverse effects on the nearby Inner Moray Firth SPA and Longman and Castle Stuart Bays SSSI;
- A Recreation Management Plan will be required;
- A protected species survey, and if appropriate, a mitigation plan may be required.
- A Flood Risk Assessment must be completed and submitted with any application, and any developments should avoid the functional flood plain.
- A Sustainable Drainage System Plan will be required;
- No culverting of realigning of watercourses.

- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.
- Contribution will be sought towards protection and enhancement of the green network;
- Limited use of street lighting.

Milton of Culloden Smallholdings

Legend

-  SSSI (sites of special scientific interest)
-  SPA (special protection area)
-  HER Events
-  HER Monuments
-  Schedule Monument (Q.16)
-  Fluvial Flooding (1 in 200yr)

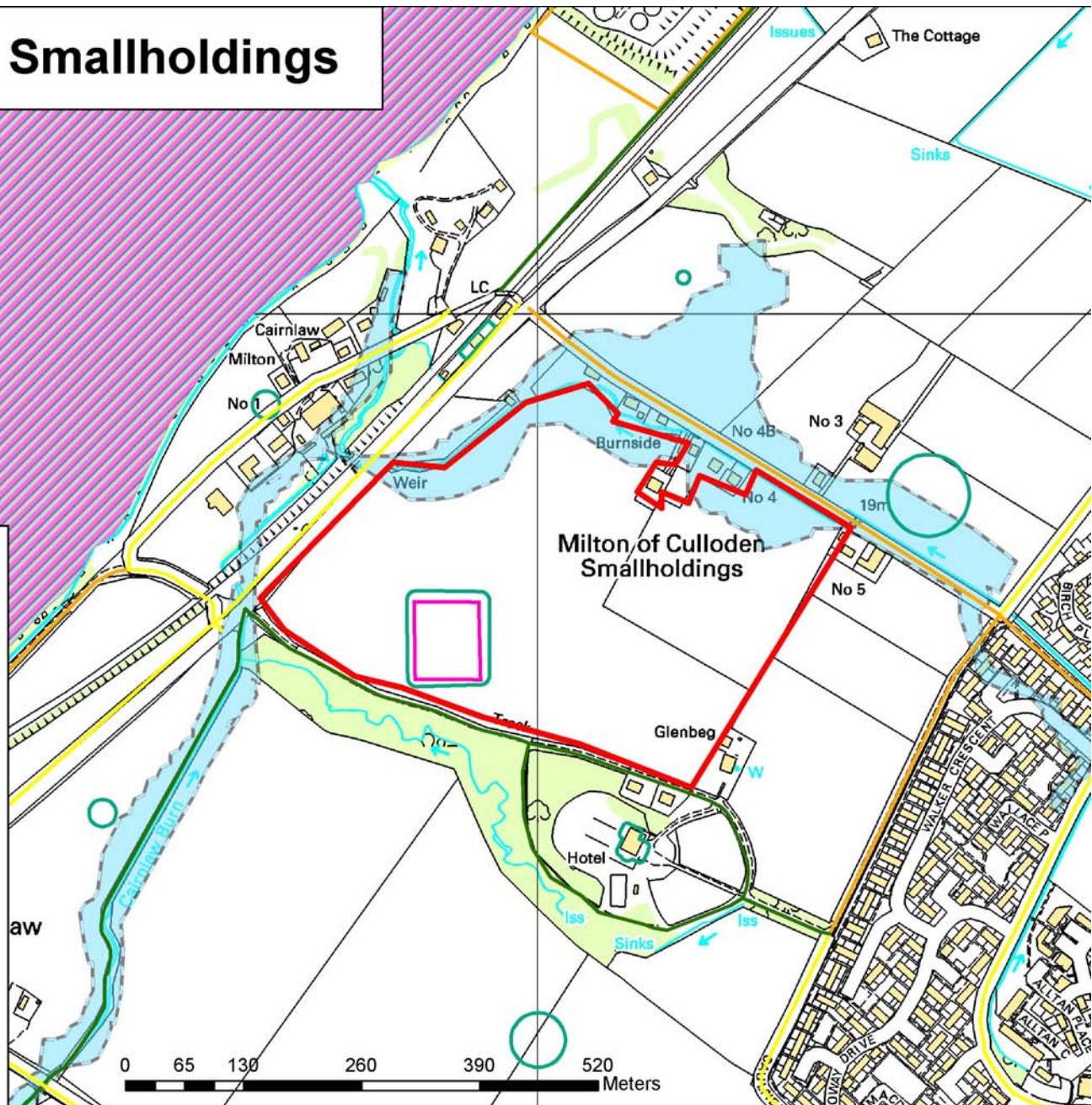
Highland Path Record

CPP Status

-  Aspirational
-  Candidate
-  Links on roads
-  Wider network



0 65 130 260 390 520 Meters



Policy 12 - Stratton Farm

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			+				The site does not lead to the loss of open space as identified in the Highland Greenspace Audit, Any development of the site will be required provide significant public open space provision and demonstrate how provided open space aids in the integration of the development into the wider green network for the corridor.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				By the creation of a district centre in a location accessible to the existing communities and the new communities as well as integrating new community facilities such as primary schools, church, community building active travel will be a real option.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				The development will also be required to provide active travel linkages within and outwith the development. This includes the Inverness-Nairn Coastal and Landward Trail. There will additionally be opportunities to secure developer contributions towards improved public transport infrastructure in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				A number of transport interventions have been identified that will facilitate improvements in road safety. These will be outlined in the developer requirements.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y			-				Potential issues related to the part of the site being used as a former fuel storage area.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			=				The site is within the settlement boundary for the City of Inverness. The site is currently is covered by a number of allocations including business and special uses. In allocating this site there will continue to be these uses on this site however they will be in a different location.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Rolling Farmland and Woodland". It is considered that as this site will be developed there will be a material change in its landscape character, this will be mitigated through high

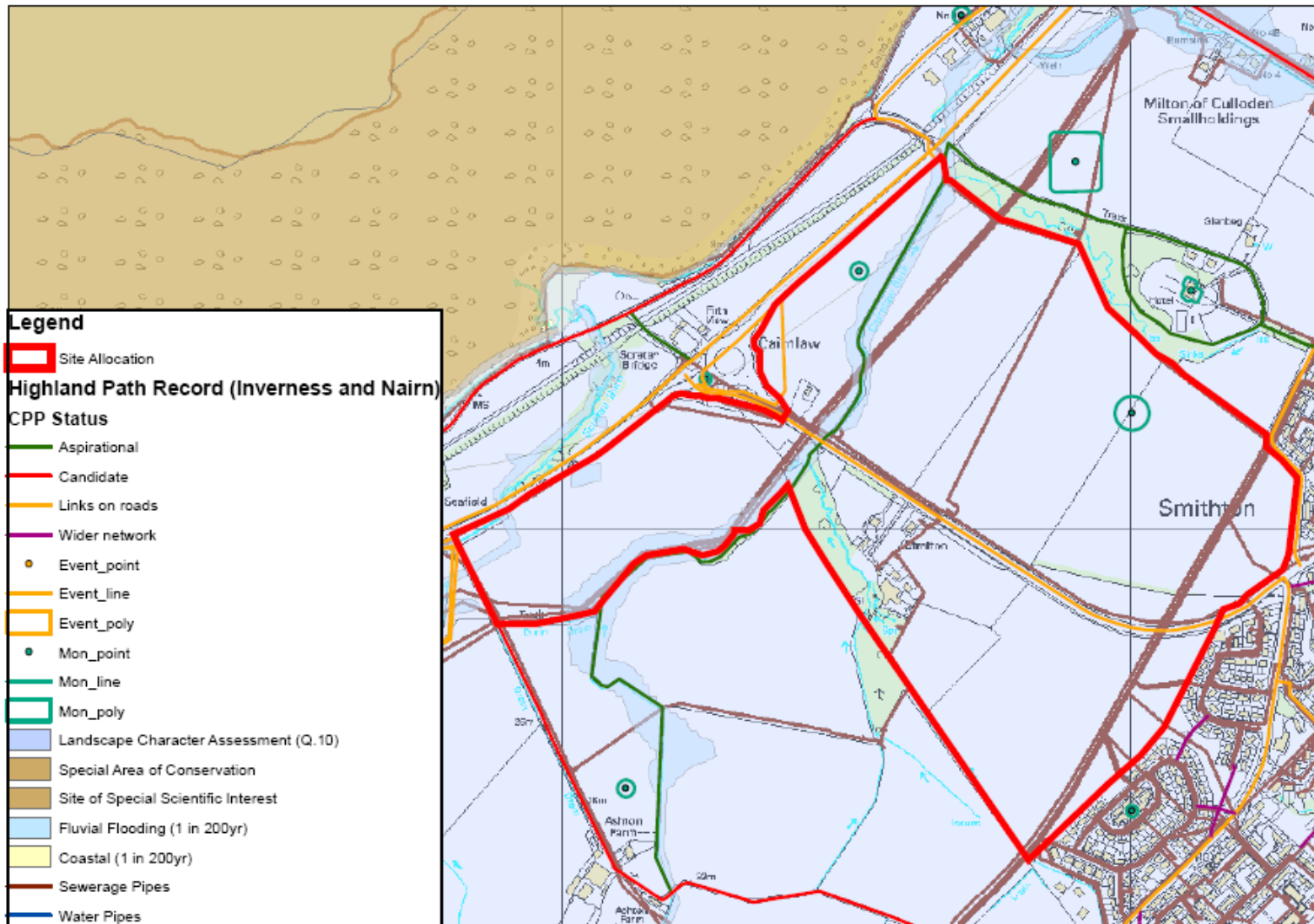
				quality design and creating a green development through linking with the wider green network for the corridor.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not cover part of or adjacent to any conservation area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	The Stratton Lodge Enclosure and Cairnlaw Round Barrow are identified within the site boundary. It is not anticipated that the development will affect these significantly however appropriate investigations should take place and mitigation sought if required. Also just located on the outer edge of the development is a number of other records from the HER around the Smithton roundabout. The same will apply to these.
16	Will the allocation impact on ant Scheduled Monument and/or its setting?	N	=	There is no Schedule Monument within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	=	Part of the proposed allocation are close to the Longman and Castle Stuart Bays SSSI and the Moray Firth SAC. It is therefore important for development on this site to consider the impact there may be on both the SAC and SSSI. This will include consideration of the impact of increased recreation along the coastline.
18	Will the allocation affect any priority habitat or species?	Y	=	Badgers are present in the area. A Badger survey should be conducted and where appropriate mitigation carried out.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	There is an east-west swathe running along the Cairnlaw Burn which is within a 1 in 200 year fluvial flood risk area. A flood risk assessment will be required and should consider the flood risk from the Cairnlaw Burn and also from the other minor watercourses running through the site.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable

				Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	While the allocation footprint crosses the Cairnlaw Burn, the developer requirements for the allocation will specifically require that no culverting of watercourses takes place
23	Will the allocation offer opportunities for sustainable waste management?	Y	=	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant housing developments at a higher level at Smithton and Culloden. However a well designed site will be key as in the medium to long term it will form a gateway to the City of Inverness.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The majority of the development is over 500m from the coast and therefore it is not anticipated that the allocation will be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	While no polluting uses will be permitted on the site, in the shorter term it is anticipated that there may be traffic congestion around the site. This may have an adverse impact on local air quality. In the longer term this will be mitigated by improved road infrastructure which will provide relief for the traffic congestion. The site will be encouraged to promote public transport to avoid congestion.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment):

- Landscape Framework is required;
- Open Space should be delivered in line with the requirements of Open Space in New Residential Developments: Supplementary Guidance;
- Provide active travel linkages to key community facilities
- Provide active travel linkages within and out with the site including contribution to the Inverness-Nairn Coastal and landward trails;
- Developer contributions will be sought towards public transport improvements;
- Developer contributions will be sought towards transport infrastructure interventions;
- Homezone principles will need to be applied;
- Consideration should be given to the treatment of monuments and events identified in the Historic Environment Record;
- Consideration of the impact of development on the Moray Firth SAC and Longman and Castle Stuart Bays SSSI;

- Recreation Management Plan will be required;
- A Badger Survey will be required;
- A flood risk assessment is required;
- No culverting of water courses will be permitted; and
- Limited use of street lighting.



A96 Corridor Sites – Central

Policy 14 - Whiteness

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			+				The allocation will not affect any open space identified in the Open Space Audit. There is an opportunity for the provision of open space, to be delivered in line with the Council's Open Space in New Residential Developments Supplementary Guidance
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The allocation is within close proximity to a bus route however additional bus stops will be required – developer contributions may be sought in this regard.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				Developer contributions may sought towards active travel, such as the provision of additional bus stops
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				The allocation involves a contribution to the upgrading of the A96
5	Is there scope for road safety measures as part of the allocation?	Y			+				There is scope to incorporate 'home zones' within the development – these would encourage a shared space between pedestrians and vehicles to promote road safety
6	Is the allocation near any existing "bad neighbour" uses?	N			=				The site is next to a military bombing area/rifle range, however this is not classed as bad neighbour use under the Development Management Regulations
7	Are there any contaminated land issues affecting the allocation?	Y			+				Polygon 1 of the Council's Contaminated Land Information Management System identifies that contamination is present as a result of the site's former ship building/ship repair use. Suitable remediation works and site investigations will be required to mitigate any contamination
8	Is the allocation on derelict, vacant or other brownfield land?	Y			+				The allocation will re-use brownfield land, as encouraged by Scottish Planning Policy
9	Is the allocation within the current settlement boundary?	N			+				The allocation is within the current settlement boundary set in the Inverness Local Plan (2006)
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Rolling Farmland and Woodland". It is

				considered that as this site will be developed there will be a material change in its landscape character, this will be mitigated through high quality design and creating a green development through linking with the wider green network for the corridor.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	There is no remote landscape of value for recreation (wild land) within the allocation or within close proximity to the allocation
12	Will the allocation affect a conservation area?	N	=	The allocation is not within or conservation area or within close proximity to one
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	No items have been identified in the HER for this allocation.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or adjacent to the site.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-	The allocation contains and is surrounded to the coast by SSSI, SDA and RAMSAR designations. In addition there is a SAC designation surrounding the allocation. Suitable mitigation measures may be required to ensure the allocation does not negatively affect these designations
18	Will the allocation affect any priority habitat or species?	Y	+/-	A number of protected species may be present in the area. Surveys have been carried out to assess the extent to which protected species will be affected.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	+	Use of renewable energy, particularly micro renewables, will be encouraged throughout the allocation, in line with the Council's sustainability guidelines. Should residential development not proceed, the Highland wide Plan provides support for an alternative use of the allocation for development of renewable energy
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	The northern and eastern edges of the allocation are at risk of coastal flooding (1 in 200 year) and part of the south west of the allocation is at risk of fluvial flooding (1 in 200 year)
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.

22	Will the allocation have a physical impact on existing watercourses?	Y	-	Given the proximity to the SEA it is likely that there will be some limited impact however it is not anticipated any engineering works will be required which will significantly affect the water environment.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Waste management will be expected to be delivered in line with the Council's SPG which provides guidance on bin and recycling provision. A development of this scale would be expected to provide a mini recycling centre in a central area
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and sewerage pipes are present throughout the allocation therefore it is anticipated that connection can be made for the allocation
25	Will the allocation have a significant impact on the local landform?	Y	+	Given the site is currently a derelict industrial it is anticipated that any development would make an improvement to the local landform.
26	Will the allocation affect or be affected by coastal erosion?	Y	-	The allocation is located next to the coast therefore it is anticipated that some coastal erosion may occur
27	Does the allocation offer opportunities to make best use of the site?	Y	+	The proposal seeks to utilise the location of the site and is of an appropriate size, mix and density of uses to make best use of the site.
28	Will the allocation have any impact upon local air quality?	Y	-	As with all development of this scale, the resulting increase in traffic may have an impact on the local air quality
29	Will the allocation have an impact on light pollution levels?	Y	=	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads therefore impact will be minimal

Developer Requirements (as identified in the above site assessment):

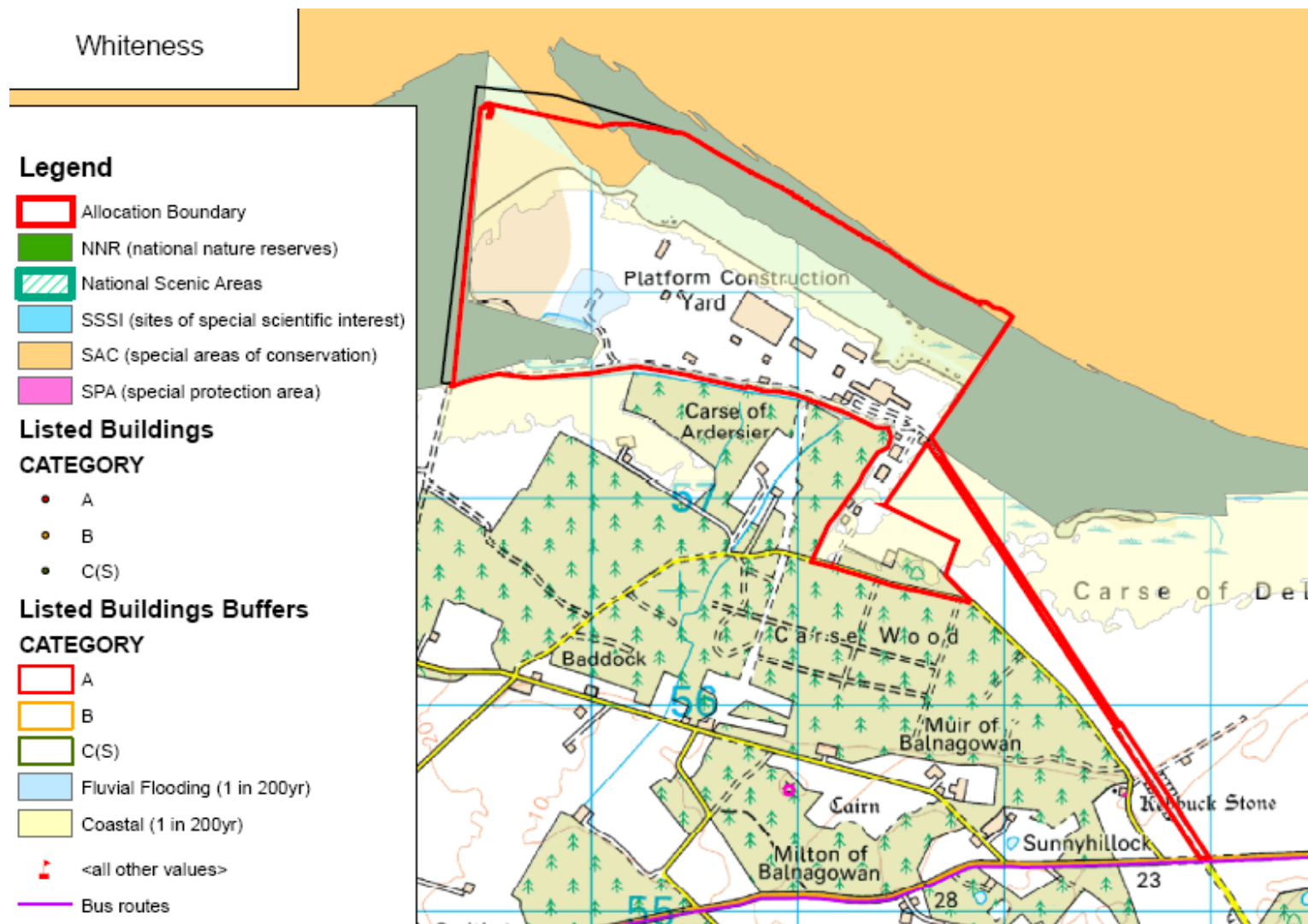
Contribution to upgrading of A96

Contribution to active travel

Green travel plan to be submitted?

Open Space to be delivered in line with Council's SPG

Waste Management to be delivered in line with Council's SPG



Policy 13 - Tornagrain

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y		+					The allocation will consist of a proportion of open space including parks/ wildlife and habitat areas. This will be required to be delivered in line with the Council's Open Space Supplementary Planning Guidance
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					The allocation will allow for the creation of sustainable transport modes, including footpaths and cycle networks, for example the development pattern will ensure the majority of residential units are within a 10 minute walk of community facilities.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		+					The allocation provides an opportunity to seek contributions to improving/upgrading the local bus services to allow it to serve the development and implementation of cycle networks and footpaths.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y		+					The allocation will require improvements to the Mid Coul roundabout with later phases needing to facilitate improvement to the A96 trunk road. The allocation will also lead to the need for the upgrade of the local road network including the Mid-Coul Road between the A96 and Croy. Further local road improvements may be required and would be agreed with the Council's TEC services.
5	Is there scope for road safety measures as part of the allocation?	Y		+					The allocation will incorporate 'home zone' principles to slow traffic without the use of obvious traffic calming measures.
6	Is the allocation near any existing "bad neighbour" uses?	Y		-					The allocation is within very close proximity to Dalcross Airport. However flight paths of air traffic run east to west, this means noise pollution within the allocation will be minimal, although should the airport expand the amount of disturbance may then increase
7	Are there any contaminated land issues affecting the allocation?	N		=					No contaminated land has been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N		=					The site is not classed as derelict, vacant or other brownfield land and does not appear in Scottish Government's Vacant and Derelict Land Survey
9	Is the allocation within the current settlement boundary?	N		-					The allocation is predominantly outwith the current settlement boundary, once built out the allocation will therefore significantly expand the settlement boundary
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y		=					The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Coastal Lowlands". It is considered that as this

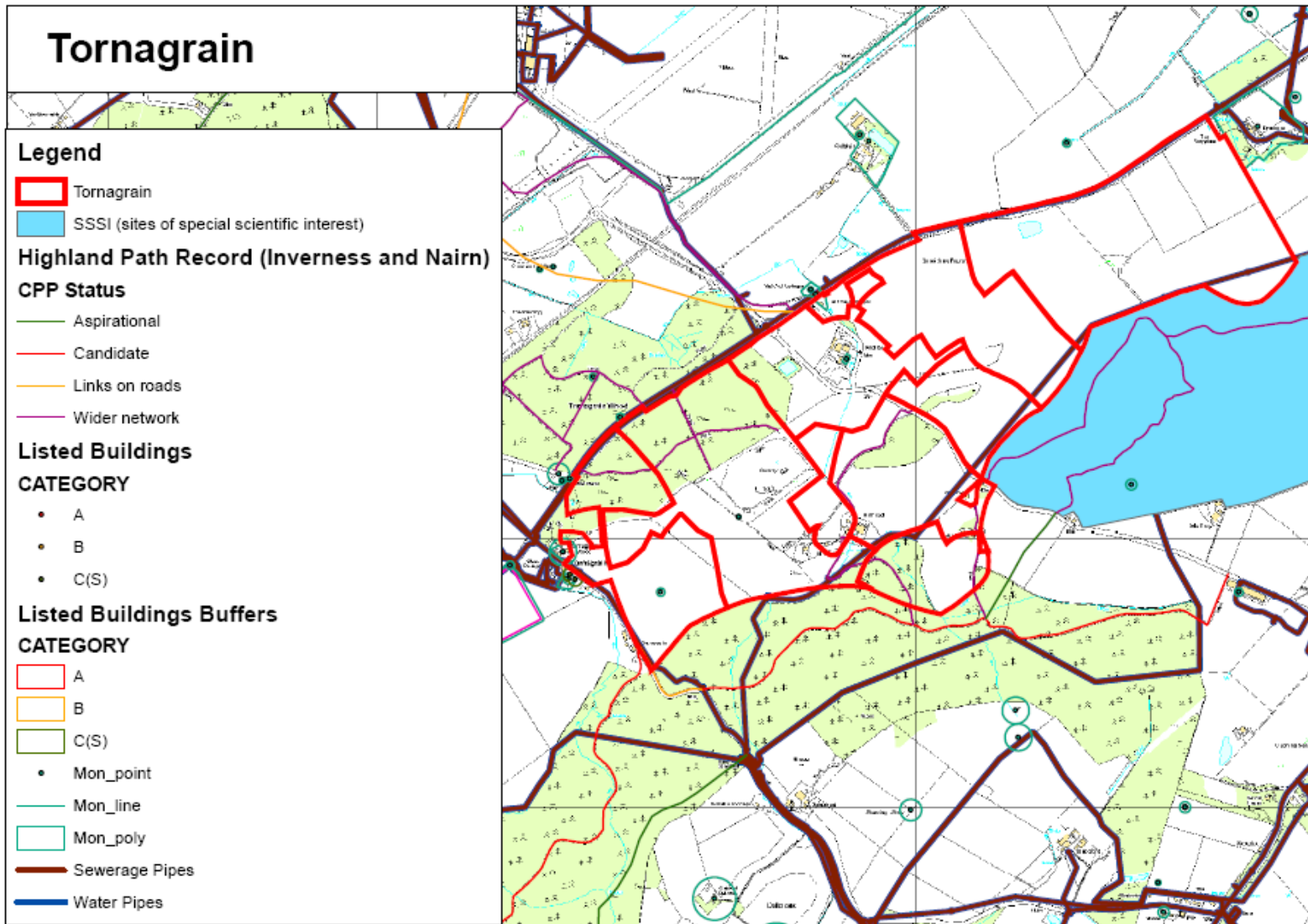
				site will be developed there will be a material change in its landscape character, this will be mitigated through high quality design and creating a green development through linking with the wider green network for the corridor.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	There are no conservation areas within or adjacent to the allocation.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There is a C(s) Listed Building on the western edge of the allocation in the existing village of Tornagrain. It is not anticipated that development of the allocation will negatively affect the Listed Building or its setting however due consideration should be given to its presence.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	There are no sites identified in the inventory of Gardens and Designated near or within the site allocation
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	The site allocation contains 3 monument sites as identified in the HER. Appropriate measures and recording will be required to safeguard sites
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within the site allocation however there is a C (s)Listed Building/ Scheduled Monument located. This should not be affected by the allocation itself however any off site road/ junction improvements will require to be aware of the SM.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	=	An SSSI lies outside the allocation boundary to the south and the south east. Appropriate measures will need to be employed to ensure that the sites are not adversely affected
18	Will the allocation affect any priority habitat or species?	Y	=	There may be protected species in the area which could be affected by any development. Protected species survey may be required. Assessments could be carried out during the planning application process and mitigation measures implemented where required. Badgers are present in the area and therefore a Badger Survey will be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	+	The allocation is likely to make use of renewable energy sources wherever possible, for example through use of solar panels/ combined heat and power schemes as well through the siting of buildings in terms of solar gain. However it is unlikely that specific uses will be allocated for the generation of renewable energy.
20	Is the allocation at risk	N	=	The SEPA flood risk maps do not identify any

	from fluvial or coastal flooding?			part of this allocation at risk of 1 in 200 year flooding. However, there are a number of smaller water courses running through the allocation which should be considered as a potential flood risk and a Flood Risk Assessment may be required.
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	-	There are a number of smaller watercourses running through the site. Culverting of these will not be permitted, the design of the site should seek to integrate these watercourses to aid in the enhancement of the environment for future residents of the allocations.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	=	The site allocation proposes a private treatment system for foul drainage for phases 1 and 2 of development and connection to public sewerage system thereafter.
25	Will the allocation have a significant impact on the local landform?	Y	=	It is likely that the site will be a significant change in the landscape of the area. Every effort should be made to ensure that the allocation should fit into the landscape through effective siting and design.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is a significant distance from the coast therefore it will not be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	+	Given the allocations scale it offers opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings and how it can fit with the local landscape.
28	Will the allocation have any impact upon local air quality?	N	-	It is unlikely this allocation will affect local air quality in the longer term, however the cumulative impact of the traffic from this development may lead to a local air quality issue in the short term round the junction with the A96 Trunk Road. This will be mitigated in due course by upgrade of this junction and the A96 trunk road itself.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment):

- Open space to be provided inline with Open Space in New residential Developments: Supplementary Guidance.
- Improvements to the active travel infrastructure of the area will be required;

- Developer Contributions will be required to the improvement of the public transport system;
- Homezone principles should be considered;
- Contributions toward the improvement of the local and trunk road network will be required;
- Contribution to the green network will be required;
- Proximity to Inverness Airport should be considered and this will affect building height which can be permitted on the allocation;
- Due consideration should be given to the Grade C listed building on the western edge of the allocation;
- Due consideration should be given to the Historic Environment Records which are present within the allocation, and mitigation may be required;
- Due consideration should be given to the Kildrummie Kames SSSI which runs along the South Eastern edge of the site;
- Protected Species and habitats surveys will be required with mitigation identified and implemented as required;
- A Flood Risk Assessment may be required;
- A Sustainable Drainage System Plan will be required;
- Culverting of watercourses will not be permitted;
- Development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements;
- Phase 1 and Phase 2 will be connected to a private water treatment system, thereafter it should be connected to the public, water and waste water networks;
- Consideration should be given to the fit of the development within the landscape;
- Limit the use of street lighting.



A96 Corridor Smaller Settlements

Policy 20- Croy

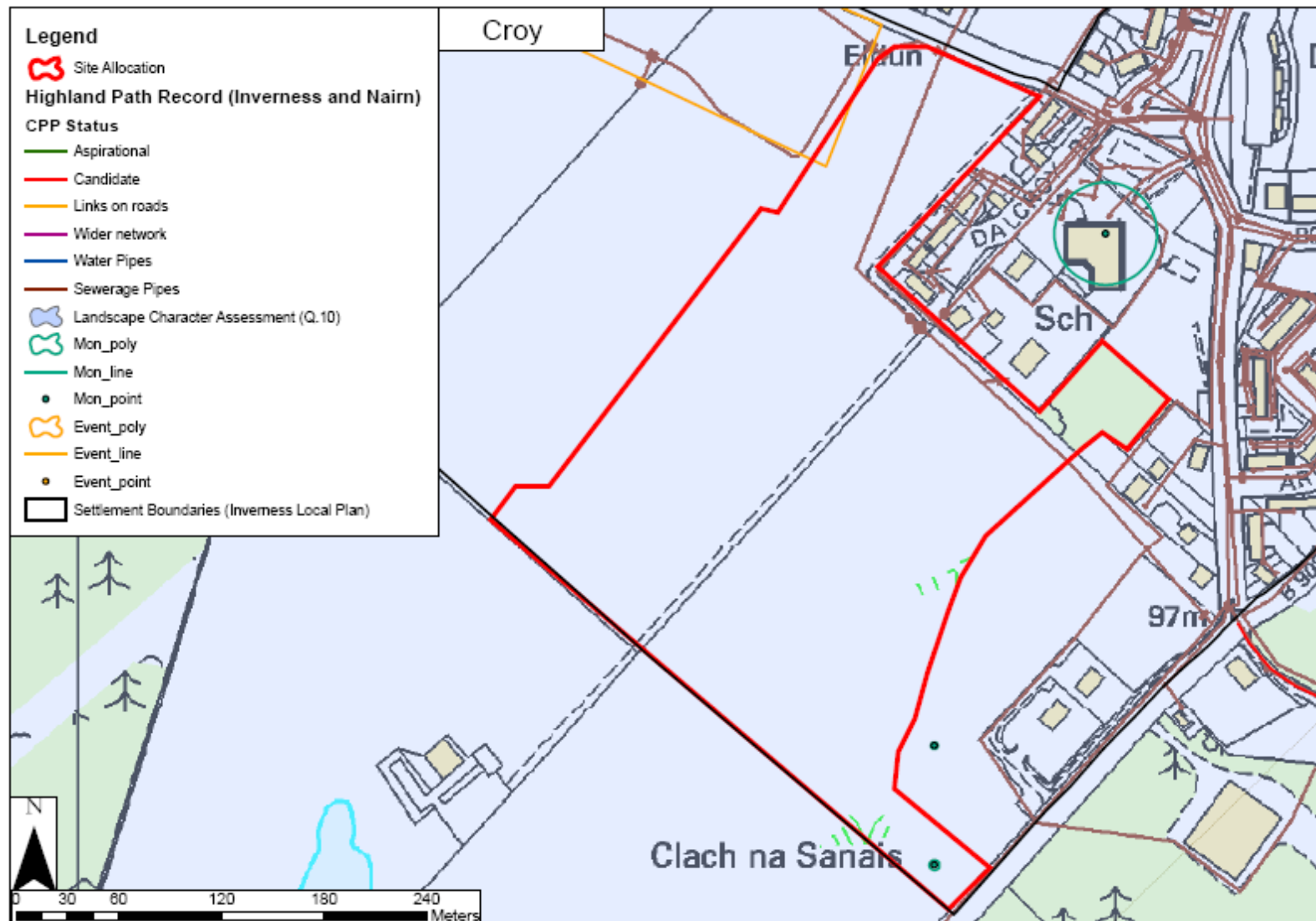
No	SEA Issue and checklist question	Y/N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				There is a small area of natural/semi natural ground behind Croy Primary School, which should not be impacted by the development. Given the way in which the land lies much of the site will be provided in the form of informal public open space. This proposal will also need to include formal open space provided in accordance with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The development will provide cycle and pedestrian links towards the primary school. There is also the opportunity to connect two existing core paths through the development. Development in the area will be expected to contribute towards the wider access infrastructure of the area.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			=				This site will provide some employment opportunities therefore reducing the need to travel. However it is anticipated that the majority of residents will still need to commute for employment. As part of the proposal contributions may be sought towards improvement in public transport.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			=				It is anticipated that the development will contribute to the wider road infrastructure improvements of the corridor, helping to improve road safety, including improvements to the Mid-Coul roundabout.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homes zone principles will be applied to much of the built area of the development. This will allow for improvements in road safety.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	N			=				No previous uses have been identified on the land.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The development is not on any derelict, vacant or other type of brownfield land.
9	Is the allocation within the current settlement boundary?	Y			=				The allocation is wholly within the settlement boundary of Croy as identified in the Inverness Local Plan (Adopted 2006). The site is reserved for the long term expansion of Croy.
10	Will the allocation affect the distinctiveness or enjoyment of the local	N			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape

	landscape?			Character Assessment identifies the land as “Coastal Lowlands”
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH’s Policy Statement, Wildness in Scotland’s Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not cover part of or adjacent to any conservation area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	The Clach Na Sanais Stone, is within the site and appropriate mitigation should be made to ensure that this is not adversely affected. The site is adjacent to an area called Rosebank which is identified in the HER and also there is a findspot. It is not expected that the development would have an impact on these records but appropriate investigation should be carried out.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or adjacent to the site.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no designated sites which form part of or are in close proximity to the site.
18	Will the allocation affect any priority habitat or species?	Y	=	Badgers are present in the area. A Badger Survey should be carried out and suitable mitigation should be identified.
19	Is the allocation likely to provide or use energy from a local or renewable source?	N	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	The site has not been identified as being at risk of flooding at a 1 in 200 year flood risk.
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented. There is a boggy area in the south west of the site which will be an ideal site for placement of a SuDS system.
22	Will the allocation have a physical impact on	N	=	There are no water courses within or in close proximity of the allocation.

	existing watercourses?			
23	Will the allocation offer opportunities for sustainable waste management?	Y	=	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to and through the site. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	Y	-	Given the levels of the site it is likely that there may be some negative impact on the local landform. The access road (from the B9091) may need to be built up or slightly cut-in in places to enable. To ensure that this does not cause significant impact there will be a requirement to landscape the area in a fashion which makes it fit with the surrounding landscape.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is of a significant distance (more than 4km) from the coast and therefore it is not anticipated that the allocation will be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	+	The site can be designed in a manner which would avoid the prevailing wind and take advantage of solar gain. The size of the allocation enables a development to be built out at a density appropriate to the existing settlement. There are parts of the allocation which may be most appropriate to avoid development due to the nature of the landscape.
28	Will the allocation have any impact upon local air quality?	N	=	Additional traffic on the B9091 will increase emissions from cars however it is unlikely that congestion will occur at such a scale to have an impact on local air quality. There may be congestion at Mid-Coul roundabout however, as there are limited residencies around Mid-Coul then there will be limited impact. No polluting uses are to be allocated within the site.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment):

- Open Space delivered in line with requirements of the Open Space in New Residential Developments: Supplementary Guidance;
- Provide linkages for walking and cycling through the core paths network;
- Developer Contributions sought to improvements in public transport;
- Home Zone principles will need to be demonstrated;
- Consideration is given to all records identified in the HER;
- A Badger Survey is required;
- Sustainable Drainage System Plan is required;
- The Site should be designed with the local landscape and landscape mitigation will be required around any distributor road;
- Site should be designed to minimise street lighting.



Policy 21 - Culloden Moor

NOTE THIS POLICY HAS BEEN REMOVED FOLLOWING EXAMINATION OF THE HwLDP. IT IS INCLUDED HERE FOR COMPLETENESS. ALL SUBSEQUENT POLICIES HAVE BEEN RE-NUMBERED.

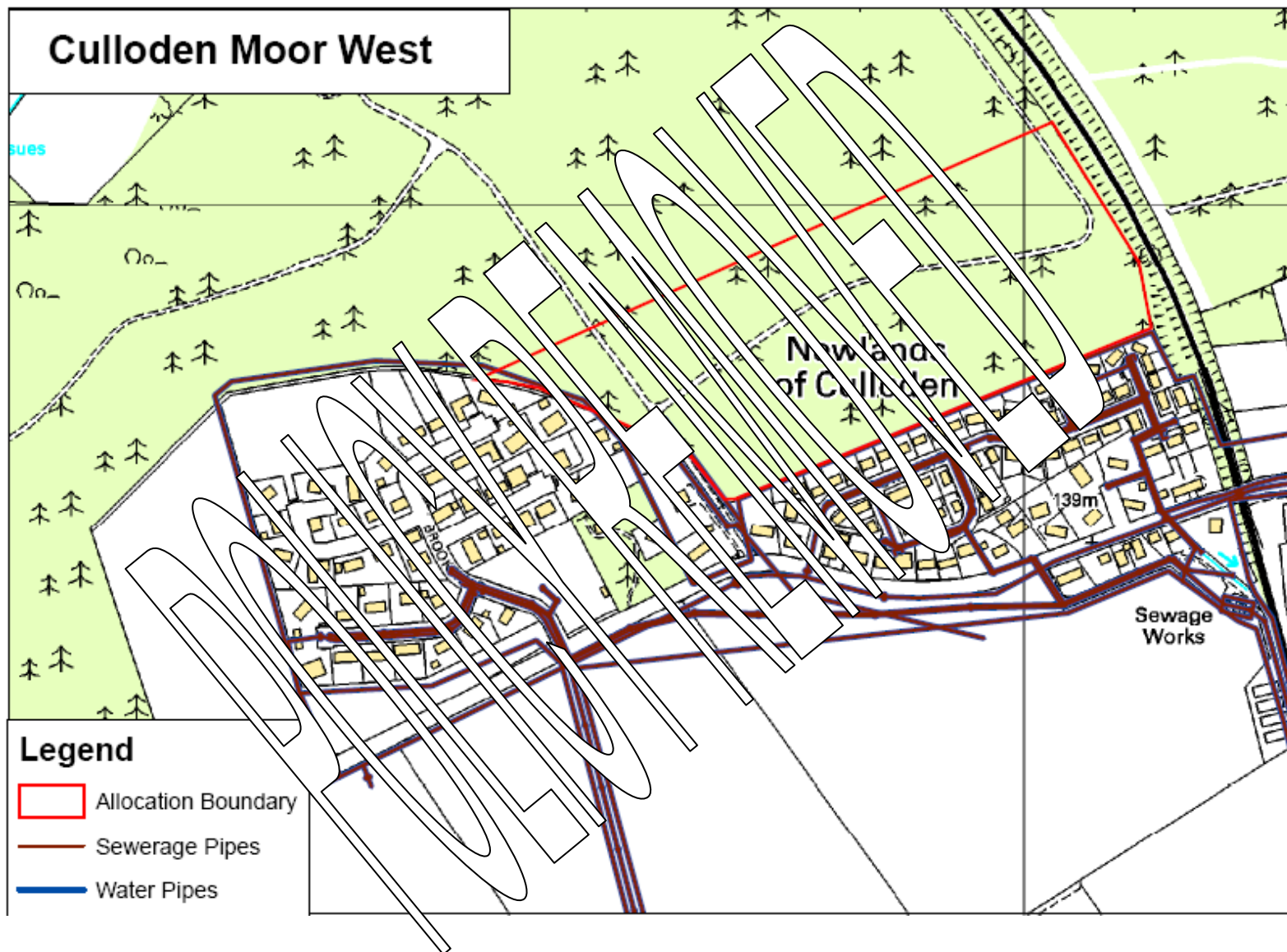
No.	SEA Issue and checklist question	Y/N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			=				While the allocation is not identified in the Highland Open Space Audit 2010, it is likely that this allocation will have some impact on a site which is identified as an Amenity Area in the Inverness Local Plan (2006). As the land will be allocated for mixed use (including residential) it will be required to deliver open space in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	N							While this allocation is at the heart of the settlement there are limited community facilities present in the settlement. A proposal such as this should aim to create linkages towards the village hall and sports field.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			=				As there are limited opportunities for employment in the settlement it is likely that the development will need to encourage public transport linkages to some of the larger settlements in the area to encourage a modal shift from the private car. This may include a rail halt from a sustainable population can be reached. Developer contributions towards public transport may be required.
4	Will the allocation involve "off road" road improvements that will contribute to road safety?	N			=				Given the location of the settlement and the current local road network it is unlikely that off-site road improvements will be required.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	Y							A Sewage Works is located within 400m of the site. However it is not anticipated that it will have an impact on this allocation.
7	Are there any contaminated land issues affecting the allocation?	N			=				No contaminating land uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies within the settlement boundary of Culloden Moor. In the Inverness Local Plan (2006) it is allocated as an Amenity Area which should be safeguarded from the long term expansion of the community. There would be no material change from this allocation in the HwLDP.
10	Will the allocation affect	N			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an

	the distinctiveness or enjoyment of the local landscape?			area for landscape protection. The Landscape Character Assessment identifies the land as "Coastal Lowlands". It is considered that as this site will be developed there will be a material change in its landscape character, this will be mitigated through high quality design and creating a green development through linking with the wider green network for the corridor.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	While there is no conservation areas adjoining this allocation, the Culloden Battlefield Conservation Area is close by and due consideration should be had of this fact.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	There are no records which are likely to be affected by this allocation.
16	Will the allocation impact on ant Scheduled Monument and/or its setting?	N	=	There are no Schedule Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	No natural heritage designations have been identified within or adjacent to this site.
18	Will the allocation affect any priority habitat or species?	N	=	It is unlikely that this allocation will affect any priority habitat or species.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	The SEPA 1 in 200 year flood Risk Mapping does not consider this site to be at risk of either coastal or fluvial flooding.
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable

				Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no watercourses present on the allocation.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	=	Both water and sewerage pipe networks run around this site, therefore it is anticipated that connection to the public water and sewerage system can be made. However there are capacity issues with the waste water treatment works which may mean that development on this site may be constrained until the capacity can be increased.
25	Will the allocation have a significant impact on the local landform?	Y	-	It is likely that through the development of this site there will be a material change in the local landform. Through careful consideration of the design of the development on this site should be able to appropriately mitigate these affects.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is a significant distance from the coast therefore it will not be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	+	Given the allocations scale it offers opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings and how it can fit with the local landscape.
28	Will the allocation have any impact upon local air quality?	N	=	It is unlikely a development of this scale will affect local air quality either through emissions from the allocation itself or through emissions from additional traffic on the roads causing congestion.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment):

- Open space should be delivered in line with the Open Space in New Residential Development: Supplementary Guidance;
- Sustainable travel linkages should be promoted between the key facilities in the settlement;
- Developer contributions will be required towards public transport infrastructure;
- Homezone principles should be applied across the development;
- Due consideration of the proximity to Culloden Battlefield should be taken into consideration;
- The allocation should consider the requirements of the Designing for Sustainability guidance;
- Sustainable Drainage Plan will be required;
- Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements;
- Connection to the public water and waste water systems will be required, taking into consideration the capacity of the waste water treatment works;
- Consideration should be given to the setting of the development within the landscape;
- Limit the use of street lighting.



Policy 21 - Ardersier Expansion

NOTE: AN ADDITIONAL SITE WAS ADDED AT ARDERSIER FOLLOWING EXAMINATION OF THE HwLDP. THE SITE ASSESSMENT FOR THE “MILTON OF CONNAGE” SITE IS INCLUDED FOLLOOWIN THIS ASSESSMENT.

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N		+					This allocation will not affect any open space identified in the Highland Open Space Audit. As the land will be allocated for residential uses it will be required to deliver open space in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					The site is close to local amenities present in the village including the primary school. With this said presently there are not safe routes to school which would lead to the primary school from this site, any development of this site would be required to deliver this route and contribution towards the wider sustainable travel infrastructure which may be required.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		=					As mentioned in question 2, there is opportunity to improve active travel within the settlement however given the limited employment opportunities within the settlements some use of the private car may still be required to allow people to reach their place of work. Public transport provision in the area could be improved in the area to encourage modal shift.
4	Will the allocation involve “off site” road improvements that will contribute to road safety?	Y		=					It is unlikely that this site would be asked to contribute to any major road improvements however, traffic calming through the village is on-going and any development of the site is likely to include a requirement for an in scale and kind contribution to this.
5	Is there scope for road safety measures as part of the allocation?	Y		+					Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing “bad neighbour” uses?	N		=					No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N		=					No contaminating land uses have been identified at this stage.
8	Is the allocation on derelict, vacant or other brownfield land?	N		=					No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y		+					The site lies within the settlement boundary of Ardersier. In the Inverness Local Plan (2006) it is allocated as Expansion and Special Uses. There would be no material change from this allocation in the HwLDP. The Inverness Local plan anticipates that access to this site would be through a new access from Station Road.
10	Will the allocation affect	Y		=					The Inner Moray Firth Landscape Assessment

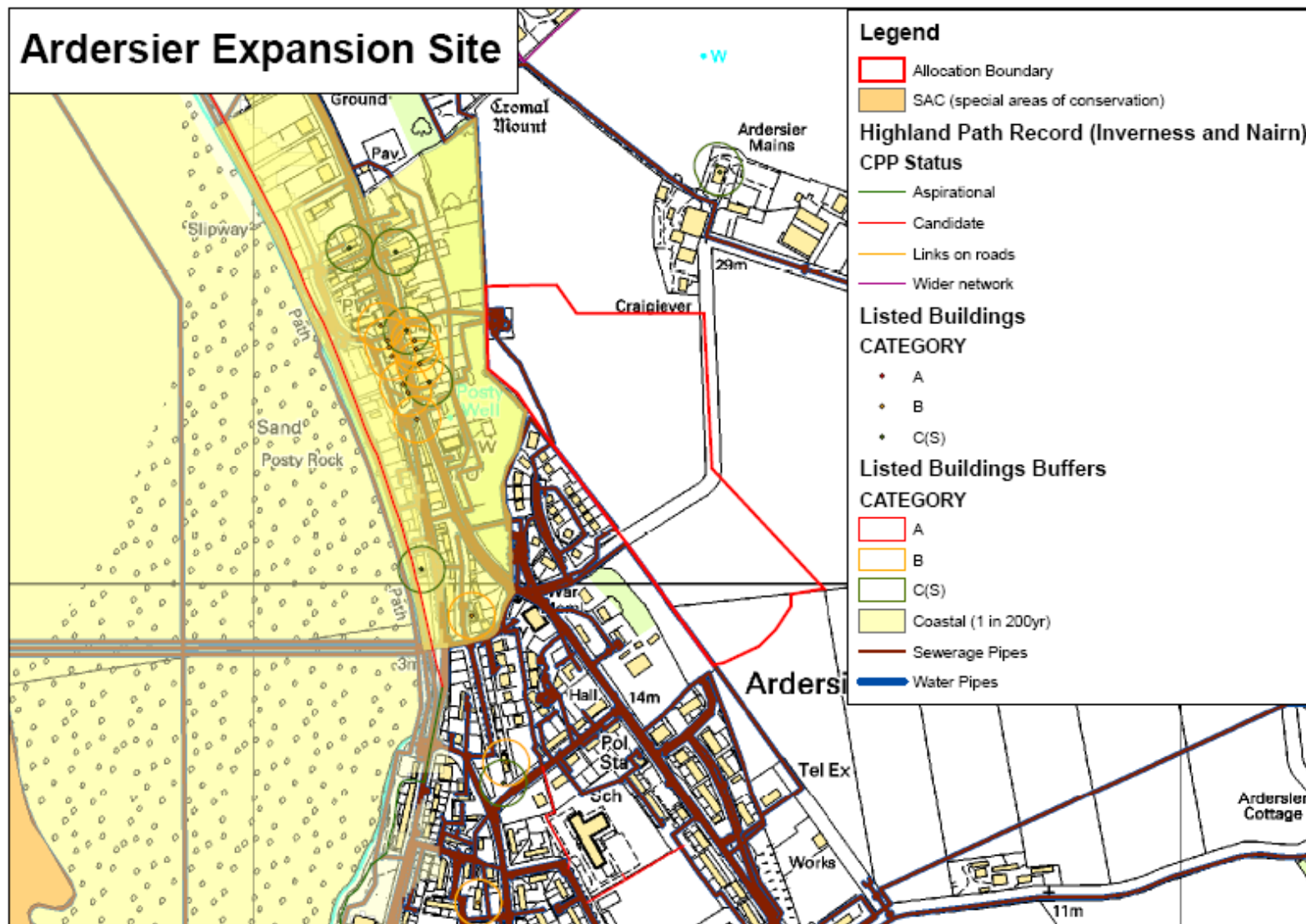
	the distinctiveness or enjoyment of the local landscape?			(2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Coastal Lowlands". It is considered that as this site will be developed there will be a material change in its landscape character, this will be mitigated through high quality design and creating a green development through linking with the wider green network for the corridor.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	Y	=	The northern part of this allocation is adjacent to the Ardersier Village Conservation Area. It is anticipated that the design of the site should be sympathetic to the existing conservation area. Consideration of any application on this site will need to take full consideration of this.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	There are no records which are likely to be affected by this allocation.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Schedule Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	It is not anticipated that this allocation will have any significant impact on the nearest natural heritage designation (Moray Firth SAC), which is over 700m away. However, with this said due consideration should be given to the potential impact of additional population in this area accessing the coast for recreation, which may have an impact on this designation. If found that there will be an impact through the Habitats Regulations Appraisal of this Plan then mitigation will be required.
18	Will the allocation affect any priority habitat or species?	Y	=	Badgers are present in the area. A Badger survey should be conducted and where appropriate mitigation carried out.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk	N	=	The SEPA 1 in 200 year flood Risk Mapping does not consider this site to be at risk of either

	from fluvial or coastal flooding?			coastal or fluvial flooding.
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no watercourses present on the allocation.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and sewerage pipe networks run around this site, therefore it is anticipated that connection to the public water and sewerage system can be made.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, the way in which this proposed allocation would site alongside the existing settlement, helping to consolidate its position in the landscape.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is over 700m from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	+	Given its position in the village and its scale the allocation offers opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	N	=	It is unlikely a development of this scale will affect local air quality either through emissions from the allocation itself or through emissions from additional traffic on the roads causing congestion.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment):

- Open space should be delivered in line with the Open Space in New Residential Development: Supplementary Guidance;
- Provision of a safer route to school and other improvements to sustainable travel in the area would be required;
- Contribution to of-site road safety improvements will be required;
- Homezone principles should be used throughout the site;
- A suitable access opportunity needs to be identified;
- The local landscape should be considered in relation to the identification of the site;
- Contribution to the green network will be required;
- Design of the site should give due consideration of the proximity of Ardersier Village Conservation Area;

- Due consideration should be given to the potential impact on the Moray Firth SAC;
- A badger survey will be required and mitigation where appropriate;
- Due consideration should be given to the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site;
- A Sustainable Drainage Systems Plan will be required;
- Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements;
- connection to the public water and sewerage system will be required;
- The allocation should use opportunities to make best use of the site;
- Limited use of street lighting will be required.



East of Milton of Connage, Ardersier

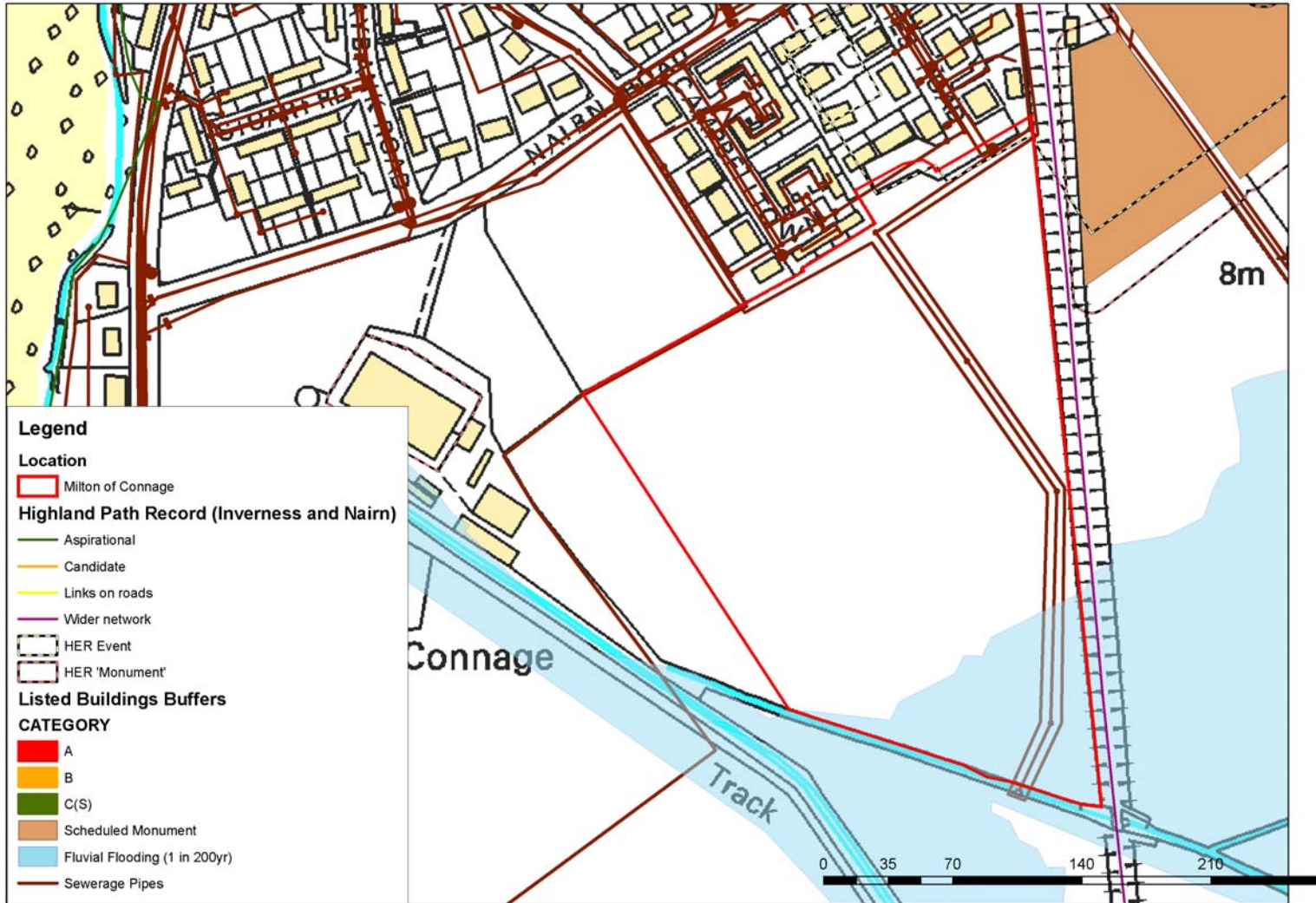
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			+				This allocation will not affect any open space identified in the Highland Open Space Audit. As the land will be allocated for residential uses it will be required to deliver open space in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The site is close to local amenities present in the village including the primary school. With this said presently there are not safe routes to school which would lead to the primary school from this site, any development of this site would be required to deliver this route and contribution towards the wider sustainable travel infrastructure which may be required.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			=				As mentioned in question 2, there is opportunity to improve active travel within the settlement however given the limited employment opportunities within the settlements some use of the private car may still be required to allow people to reach their place of work. Public transport provision in the area could be improved in the area to encourage modal shift.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			=				It is unlikely that this site would be asked to contribute to any major road improvements however, traffic calming through the village is on-going and any development of the site is likely to include a requirement for an in scale and kind contribution to this.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	N			=				No contaminated land has been identified within the site at this time.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies within the settlement boundary of Ardersier. In the Inverness Local Plan (2006) it is allocated as amenity for long term expansion of the settlement.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Coastal Lowlands". It is considered that as this site will be developed there will be a material change in its landscape character, this will be mitigated through high quality design and creating a green development through linking

				with the wider green network for the corridor.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation is somewhat detached from the Ardersier Village Conservation Area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	There are no records which are likely to be affected by this allocation.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Schedule Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	It is not anticipated that this allocation will have any significant impact on the nearest natural heritage designation (Moray Firth SAC). However, with this said due consideration should be given to the potential impact of additional population in this area accessing the coast for recreation, which may have an impact on this designation. If found that there will be an impact through the Habitats Regulations Appraisal of this Plan then mitigation will be required.
18	Will the allocation affect any priority habitat or species?	Y	=	Badgers are present in the area. A Badger survey should be conducted and where appropriate mitigation carried out.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	The SEPA 1 in 200 year flood Risk Mapping indicates that the south eastern section of this site is subject to fluvial flooding. A flood risk assessment will be required to demonstrate how this can be mitigated.
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on	N	=	There are no watercourses present on the allocation. However there is a field drain just to the southern boundary of the site.

	existing watercourses?			
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and sewerage pipe networks run around this site, therefore it is anticipated that connection to the public water and sewerage system can be made.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, the way in which this proposed allocation would site alongside the existing settlement, helping to consolidate its position in the landscape.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is a sufficient distance from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	+	Given its position in the village and its scale the allocation offers opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	N	=	It is unlikely a development of this scale will affect local air quality either through emissions from the allocation itself or through emissions from additional traffic on the roads causing congestion.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment:

- Open space should be delivered in line with the Open Space in New Residential Development: Supplementary Guidance;
- Provision of a safer route to school and other improvements to sustainable travel in the area would be required;
- Contribution to of-site road safety improvements will be required;
- Homezone principles should be used throughout the site;
- A suitable access opportunity needs to be identified;
- The local landscape should be considered in relation to the identification of the site;
- Contribution to the green network will be required;
- Due consideration should be given to the potential impact on the Moray Firth SAC;
- A badger survey will be required and mitigation where appropriate;
- A Flood Risk Assessment will be required and mitigation where appropriate.



Policy 22 - Cawdor

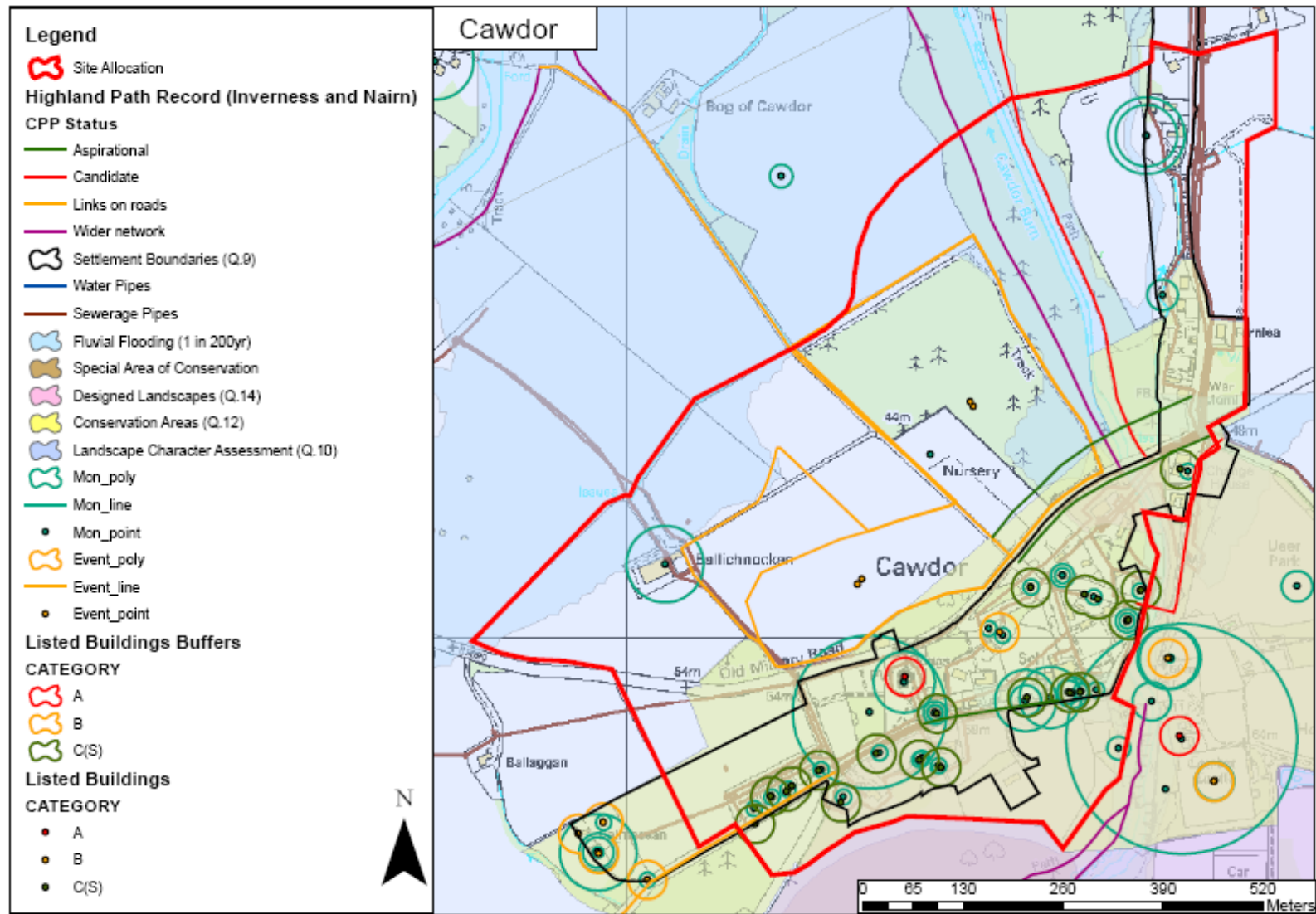
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				The development of this site will not impact on allocated open space in the village without providing new publicly accessible open space. Open Space on the allocation will be delivered inline with the Open Space in New Residential Development: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The majority of the site is within walking distance of the existing community hall. In addition the School which is at the heart of the development contains community facilities. There is opportunity to create a sustainable network of cycling links within and outwith this allocation as part of the masterplanning process.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			=				While more sustainable methods of transport may be provided this will be subject to a section 75 agreement. By providing business uses within the allocation this will provide jobs within the settlement reducing the need to commute for work.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				In order to facilitate the increase in traffic on the local road network the road running through the village (outwith the proposed site) will need to be re-configured. This should lead to an improvement in road safety. In addition to this the development will be expected to make contribution to the wider road improvements in the corridor.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Street lighting will be used in some but not all areas of the masterplan area in order to respect the rural setting of the settlement. Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y			??				There are three elements of previously used land within the proposed site. Smithy (X:284626 Y:850123), Cornmill (X:284700 Y:850440), and Cornmill (X:284696 Y:850330). The impact of these elements of previously used land will depend on the final layout of the site.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS. The site as a whole would be classed as greenfield however in comprehensively masterplanning this area there may be a selection of sites redeveloped.
9	Is the allocation within the current settlement boundary?	N			=				The Nairnshire Local Plan (2000) does not include this area within the settlement boundary. Part of the site of the proposed allocation is allocated for Special Uses – this has been built out as a new school and community facility. The

				majority of the rest of the site would fall under policy ENV1 which states "The Council will encourage development subject to site factors."
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N	=	The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Coastal Lowlands"
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	Y	=	The proposed allocation would take in some of the existing conservation area and be adjacent to it. Any development of this area would need to be sympathetic to the design within and at the edge of the existing conservation.
13	Will the allocation impact on any listed building and/or its setting?	Y	=	There are listed buildings within the site boundary. The masterplan will be required to take due consideration and respect the buffer zones around each of the listed buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	Y	=	The site (at the north and east) takes in some part of the Cawdor Castle Designed Landscape. The masterplan will be required to take due consideration of the designed landscape and its proximity to it.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites which can be identified in the Historic Environment Record, both in terms of events and monuments. The masterplan will be required to take due consideration of the records and its proximity to it. This may involve archaeological investigations as part of the masterplanning of the site.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There is no Scheduled Monument within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-	The southern site boundary runs along the edge of the Cawdor Woods SAC. It is not anticipated that there would be an impact through development at the edge of the SAC but there may be an impact through additional recreation use of the woods. This will need to be managed.
18	Will the allocation affect any priority habitat or species?	Y	=	It is likely that bats, red squirrels, badgers and otters are present within the area. A full survey should be carried out prior to commencing development identifying any mitigation required.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	A significant proportion of the site is within a 1 in 200 year fluvial flood risk area. A flood risk assessment will be required and should consider the flood risk from the Cawdor Burn.
21	Will the allocation impact	Y	-	As with any greenfield development there will be elements of soil sealing which may have an

	on ground water or surface water drainage?			impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	While the allocation footprint crosses the Cawdor Burn, the developer requirements for the allocation will specifically require that no culverting of watercourses takes place
23	Will the allocation offer opportunities for sustainable waste management?	Y	=	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	=	Cawdor has its own waste water treatment system and a water supply is available. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	Y	=	While it is not anticipated that access roads will be cut in and re-contouring is not likely to take place any development on greenfield land will have an impact. Development will be required to fit with the local landscape.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is of a significant distance (more than 5km) from the coast and therefore it is not anticipated that the allocation will be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	+	The site can be designed in a manner which would avoid the prevailing wind and take advantage of solar gain. The size of the allocation enables a development to be built out at a density appropriate to the existing settlement.
28	Will the allocation have any impact upon local air quality?	N	=	Additional traffic on the B9090 will increase emissions from cars however given that improvements will be made to this road it is unlikely that congestion will occur at such a scale to have an impact on local air quality. No polluting uses are to be allocated within the site.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment:

- Open Space delivered in line with requirements of the Open Space in New Residential Developments: Supplementary Guidance;
- Provide linkages for walking and cycling through the core paths network;
- Re-configuration of the B9090 in the interests of road safety;
- Bring previously used land up to the standard required for its potential use;
- Masterplanning should take full consideration of built heritage features;
- Archaeological investigations take place to establish the extent of the records identified through the Historic Environment Record;
- Recreational Management Plan to be prepared for Cawdor Woods SAC;
- Protected Species Survey is required;
- Flood Risk Assessment is required;
- Sustainable Drainage System Plan is required;
- No culverting of the Cawdor Burn would be permitted;
- Design of site should fit with local landscape and make best use of site;
- Minimise the use of street lighting.



Nairn

Policy 16 - Sandown

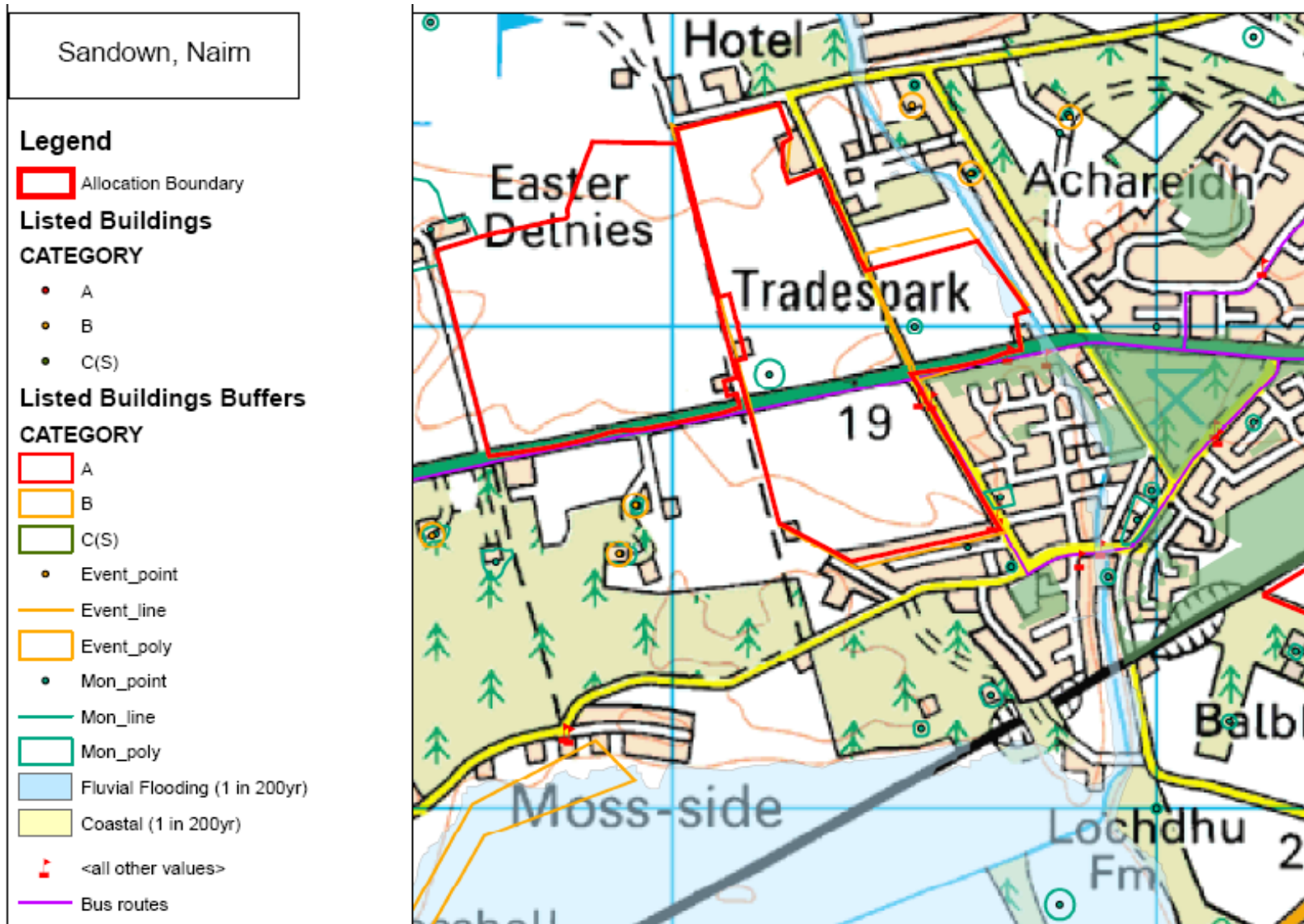
No.	SEA Issue and checklist question	Y/N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				The allocation will not affect any existing open space as identified in the Council's Open Space Audit. The development will be expected to provide an element of open space, as outlined in the Council's SPG
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The allocation is beside a bus route, however the only bus stop is on opposite side of the busy A96 road therefore additional bus stops would require to be provided within the allocation. The proposal for the site is for mixed use development which will greatly reduce the need to travel and provide various facilities are within a suitable walking distance
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				The allocation provides an opportunity to seek developer contributions towards active travel, such as the provision of bus stops or cycle ways.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				The allocation involves a contribution to the upgrading of the A96
5	Is there scope for road safety measures as part of the allocation?	Y			+				There is scope for home zone principles to be applied throughout the development – this encourages a shared space between pedestrians and vehicles to promote road safety
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified near the allocation
7	Are there any contaminated land issues affecting the allocation?	Y			-				The Council's Contaminated Land Information Management System identifies 2 polygons within the allocation, these indicate former uses as; possible historic waste disposal and fuel storage tank therefore some contamination may be present
8	Is the allocation on derelict, vacant or other brownfield land?								The allocation is not identified as derelict or vacant within the Scottish Vacant & Derelict Land Survey
9	Is the allocation within the current settlement boundary?	Y			+				The allocation is wholly within the current settlement boundary
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			+				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Coastal Lowlands". It is considered that as this

				site will be developed there will be a material change in its landscape character, this will be mitigated through high quality design and creating a green development through linking with the wider green network for the corridor.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	No part of this allocation forms part of or is adjacent to a conservation area.
13	Will the allocation impact on any listed building and/or its setting?			There are no Listed Buildings within the site itself however there are 2 B Listed Buildings to the west and another 2 B Listed Buildings to the east
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of HER records present just outside the boundary of this allocation and some within the boundary. Appropriate consideration should be given to these sites.
16	Will the allocation impact on ant Scheduled Monument and/or its setting?	N	=	There are no Schedule Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	=	This allocation is close to the Moray Firth SAC and Whiteness Head SSSI. It is anticipated that due to its proximity to the coast there may be an increase in recreational activity alongside the coast. To mitigate this a recreational Access Management Plan will be required.
18	Will the allocation affect any priority habitat or species?	Y	=	It is anticipated that there may be protected species either on this site or in the vicinity of it. Appropriate mitigation will need to be identified through surveys.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	There is a risk of fluvial flooding (1 in 200 year) to the east of the allocation
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on	N	=	The Alton Burn runs adjacent to the site. It is not anticipated that this allocation will have an affect

	existing watercourses?			on this water course.
23	Will the allocation offer opportunities for sustainable waste management?	Y	=	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	There are both water and sewerage pipes present within the allocation therefore it is anticipated that connections can be made
25	Will the allocation have a significant impact on the local landform?	Y	=	The site is classified as coastal lowlands in the Moray Firth Landscape character Assessment. It is likely that the site will be a significant change in the landscape of the area. Every effort should be made to ensure that the allocation should fit into the landscape through effective siting and design.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is over 450m from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	+	Given the scale of the allocation it offers opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	=	It is anticipated that the increase in traffic associated with the development may have an impact on air quality, however the provision of facilities within the site to encourage walking and cycling will limit this impact
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment):

- Open space to be delivered in the line with Council's SPG
- Waste Management to be delivered in the line with Council's requirements
- Developer Contributions towards active travel
- Developer Contributions towards upgrading of A96
- Settings of Listed Buildings to be maintained
- Home zone principles to be applied
- Flood mitigation measures
- Due consideration should be given to the proximity of the Moray Firth SAC and Whiteness Head SSSI;
- A Recreation Access Management Plan will be required
- Connection to the public water and waste water systems is required;
- A Protected species survey should be carried out and appropriate mitigation should be identified and implemented;
- The development will need to meet the requirements of the designing for sustainability guidance;
- A Sustainable Drainage System Plan will need to be produced and implemented.
- Connection to the public water and waste water system will be required;



Policy 17 - Delnies

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y		+					This allocation will not affect any open space identified in the Highland Open Space Audit. As the land will be allocated for mixed use it will be required to deliver open space in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					The allocation is close to existing community facilities and the town centre can be reached by foot in approximately 20mins. A bus route to the town centre and to the regional centre runs past this site and a bus stop is near by.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		+					There is opportunity to improve active travel within the settlement through improved active travel links and developer contributions would be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y		+					Linkages to proposed development to the east should consider road safety. In later phases there may be a need for the development to contribute towards strategic infrastructure in the area.
5	Is there scope for road safety measures as part of the allocation?	Y		+					Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N		=					No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y		-					It is anticipated that part of the site lies within the Carse of Delnies scoping area where there may be more than one potential source of contamination. Suitable remedial works will be required dependant on the types of uses and levels of contamination.
8	Is the allocation on derelict, vacant or other brownfield land?	N		=					No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y/ N		=					Part of the allocation lies within the settlement boundary however the majority of the allocation lies outwith the settlement boundary. The site is in part allocated as Special Uses and part as Town Centre Expansion. Again most of the site is outwith the settlement boundary and therefore is not covered by an allocation.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y		=					The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Coastal Lowlands". It is considered that as this

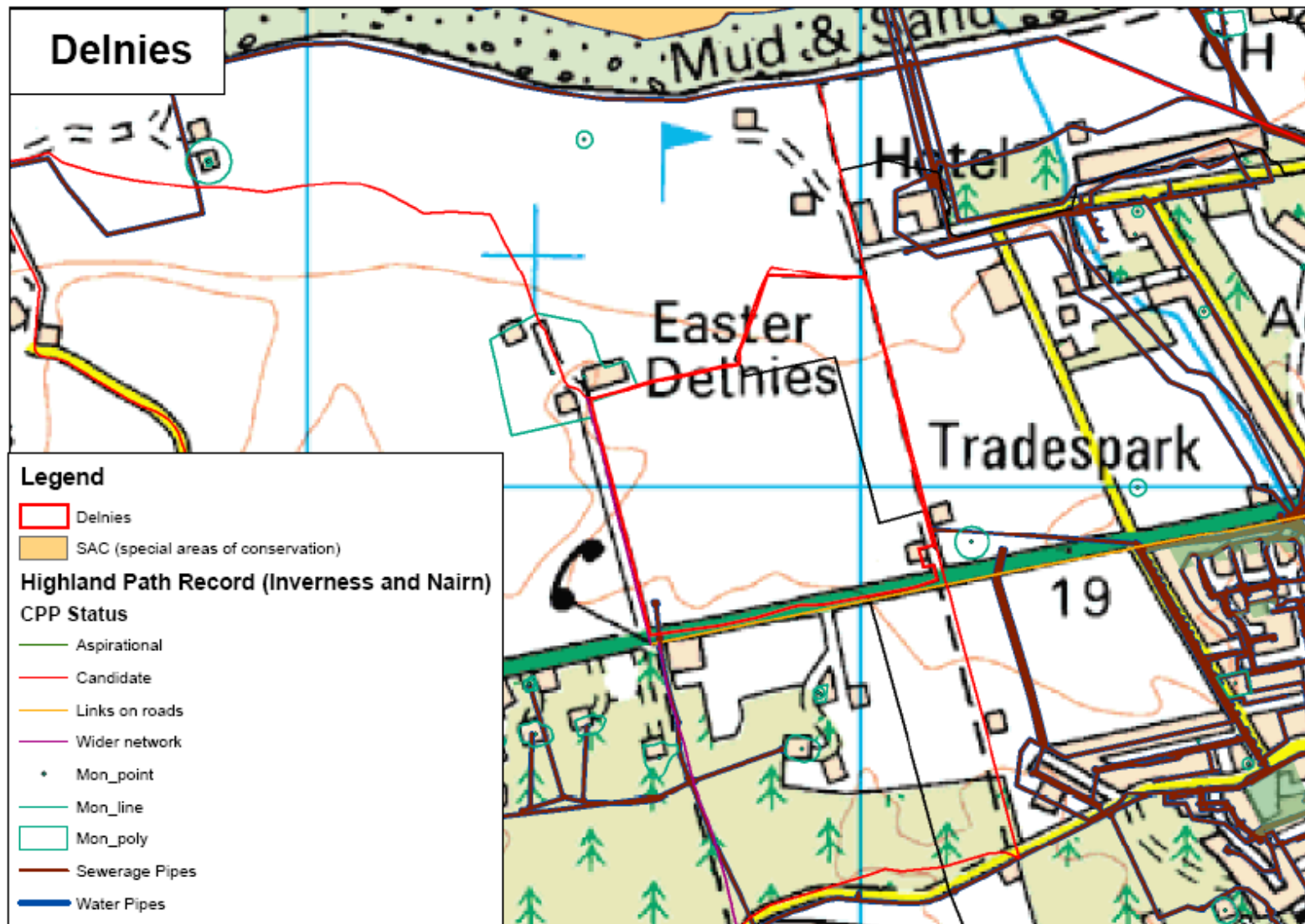
				site will be developed there will be a material change in its landscape character, this will be mitigated through high quality design and creating a green development through linking with the wider green network for the corridor.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	No part of this allocation forms part of or is adjacent to a conservation area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are two HERs just outwith the site. To the north-west of the site is the Easter Delnies Farmstead and to the south-east is an Enclosure. Both records should be fully considered and not adversely impacted in the development of the allocation.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Schedule Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	=	This allocation is close to the Moray Firth SAC and Whiteness Head SSSI. It is anticipated that due to its proximity to the coast there may be an increase in recreational activity alongside the coast. To mitigate this a recreational Access Management Plan will be required.
18	Will the allocation affect any priority habitat or species?	Y	=	Both Badgers and Great Crested Newts have been sighted in this area. A Badger Survey will be required along with a protection plan and mitigation should be carried out. A protected species survey should also be completed with appropriate mitigation identified and implemented.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	The SEPA 1 in 200 year flood Risk Mapping does not consider this site to be at risk of either coastal or fluvial flooding.
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.

22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no watercourses present on the allocation.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	=	Water and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form. The allocation would help to facilitate the transition from rural to urban at the edge of the settlement..
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is over 450m from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	+	Given the scale of the allocation it offers opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	N	=	It is unlikely a development of this scale will affect local air quality either through emissions from the allocation itself or through emissions from additional traffic on the roads causing congestion.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment):

- Open Space should be delivered in line with Open Space in New Residential Development: Supplementary Guidance;
- Contribution will be required to the provision of improved active travel linkages;
- Contribution will be required to an improved public transport network;
- Improvement to local road infrastructure through effective linkages to development in the east would be required;
- Potential contribution towards strategic road infrastructure;
- Homezone principles should be applied;
- Contribution will be sought to the consolidation of the Green Network;
- Due consideration should be given to the Historic Environment Records present on the edge of the site;
- Due consideration should be given to the proximity of the Moray Firth SAC and Whiteness Head SSSI;
- A Recreation Access Management Plan will be required;
- Any development on the proposal should meet with the Council's requirements for Refuse and recycling arrangements;
- Connection to the public water and waste water systems is required;
- A Protected species survey should be carried out and appropriate mitigation should be identified and implemented;
- The development will need to meet the requirements of the designing for sustainability guidance;

- A Sustainable Drainage System Plan will need to be produced and implemented.
- Connection to the public water and waste water system will be required;
- Limited use of street lighting.



Policy 15 - Lochloy

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				There is an area of identified open space to the north of the allocation which may be affected. The development will however be expected to deliver an element of open space in line with the Council's Open Space SPG therefore there will be no net loss
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				There are numerous candidate paths from the Highland Path Record throughout the site which, when fully implemented, will encourage walking throughout the site. There is currently no bus route within the site, however a bus route could be extended to provide access in and out of the allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				There is an opportunity to seek developer contributions towards active travel, for example provision of bus stops/ cycle ways etc
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				The allocation will involve a developer contribution towards the upgrading of the A96
5	Is there scope for road safety measures as part of the allocation?	Y			+				Home zones principles will be encouraged throughout the allocation – this encourages a shared space between pedestrians and cyclists to ensure greater road safety
6	Is the allocation near any existing "bad neighbour" uses?	N			=				There are no bad neighbour uses identified
7	Are there any contaminated land issues affecting the allocation?	Y			-				There is a possibility that a former use was a quarry with historic waste disposal which may have resulted in contaminated land issues
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The allocation is not recorded in the Scottish Vacant and Derelict Land Survey
9	Is the allocation within the current settlement boundary?	Y			+				The allocation is within the current settlement boundary
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			=				The majority of this site is already developed and facilitates the move from low density development of the outskirts to more dense development at the centre of the town.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.

12	Will the allocation affect a conservation area?	N	=	No part of this allocation forms part of or is adjacent to a conservation area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are 4 monuments recorded in the Historic Environment Record within the allocation. These should be fully considered and not adversely impacted in the development of the allocation.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Schedule Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	The allocation will not affect any natural heritage designation or area identified for its importance to nature conservation
18	Will the allocation affect any priority habitat or species?	Y	=	It is anticipated that protected species/habitats may be present near by the development site as shown on the NBN gateway. Appropriate studies have been carried out as part of determining planning applications to date and will continue to be required for any future application.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	+	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	The SEPA 1 in 200 year flood Risk Mapping does not consider this site to be at risk of either coastal or fluvial flooding.
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	It is not anticipated that this development will have any physical impact on existing water courses.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be	Y	+	Water and waste water mains run up to the site


	connected to the public water and sewerage system?			therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the upgraded waste water treatment works.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form. The allocation would help to facilitate the transition from rural to urban at the edge of the settlement..
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is not likely to be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y	+	Given the scale of the allocation it offers opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	N	=	It is unlikely a development of this scale will affect local air quality either through emissions from the allocation itself or through emissions from additional traffic on the roads causing congestion.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment):

- Open space
- Waste Management
- Developer contributions to active travel
- Developer contributions to A96 upgrading
- Sustainable Drainage System Plan required

Lochloy, Nairn

Legend

 Allocation Boundary


Listed Buildings

CATEGORY

- A
- B
- C(S)


Listed Buildings Buffers

CATEGORY

-  A
-  B
-  C(S)

• Event_point


— Event_line

 Event_poly

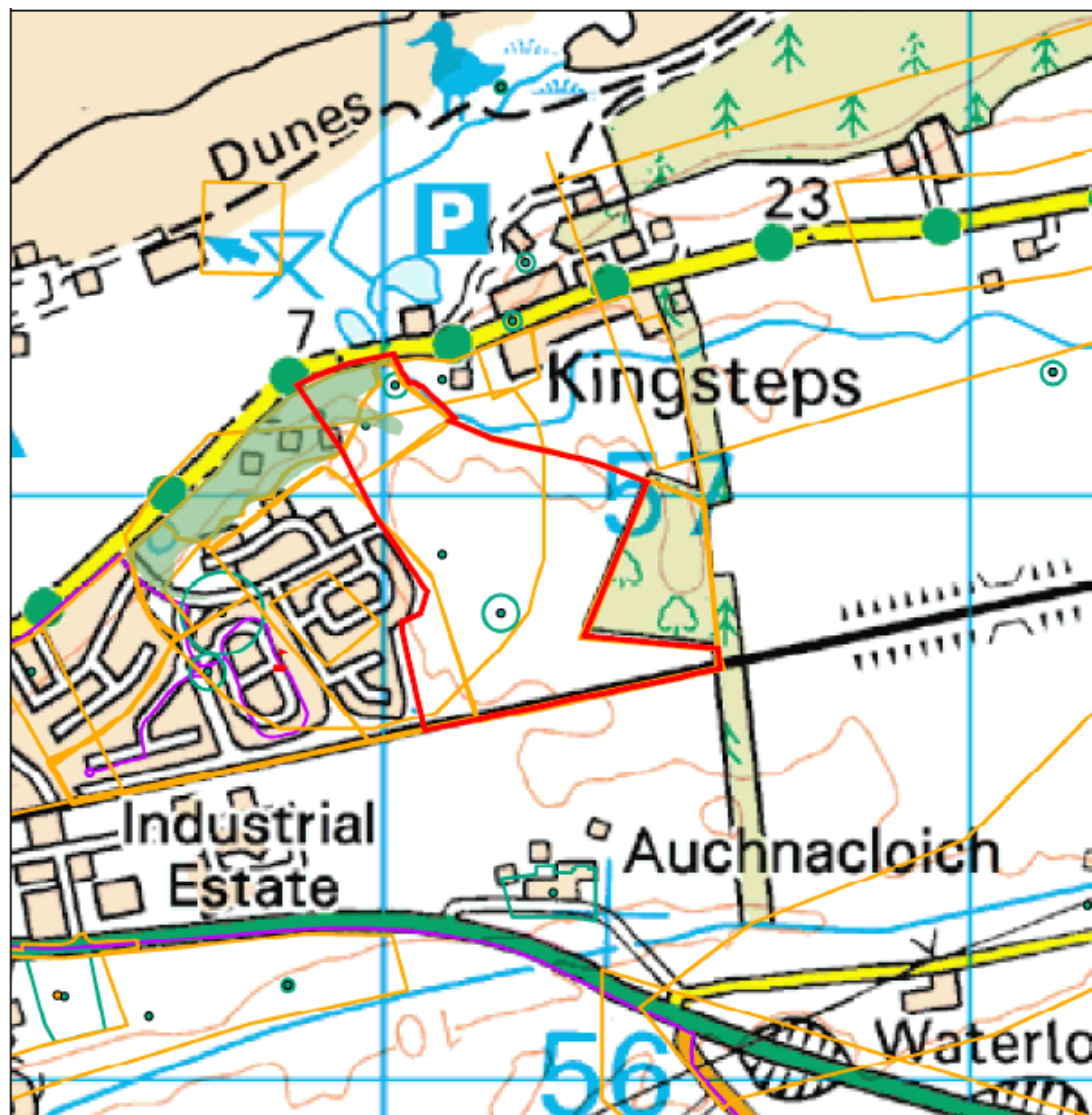
• Mon_point

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— Bus routes



Policy 18 - Nairn South

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				This allocation will not affect any open space identified in the Highland Open Space Audit. As the land will be allocated for mixed use it will be required to deliver open space in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				There are community facilities close to the site and the town centre is within 15 minutes walking distance. A bus route runs along the B9090 however there is no bus stop close to the site.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				There is opportunity to improve active travel within the settlement through improved active travel links and developer contributions would be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				Improvements will be required to the local road network and its connection to the strategic road network to facilitate the development of this allocation.
5	Is there scope for road safety measures as part of the allocation?	Y			++				As well as homezone principles being applicable there will also be opportunity for significant improvements to the pedestrian and cyclist environment around the development and linkages into the town centre.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			=				The allocation shares a boundary with timber treatment works and associated fuel storage, appropriate consideration should be given to remediation and mitigation.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	N			-				Much of the site is within the existing settlement boundary however elements of both the northern and southern parts of the site are outwith the settlement boundary. The site is covered by a number of allocations not all related to the proposed land use. The proposed allocation will be a material change of use from its existing uses.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Coastal Lowlands". It is considered that as this

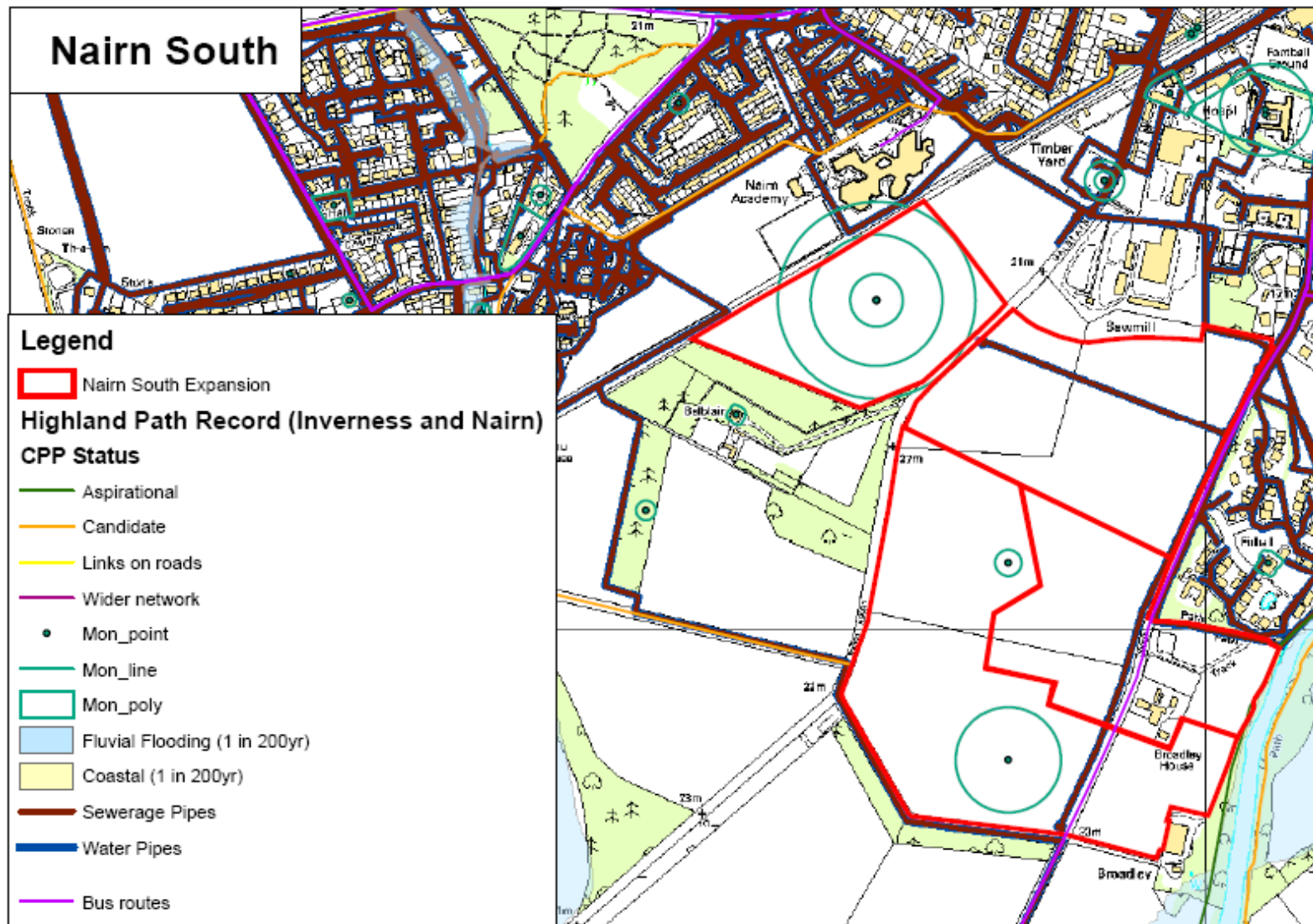
				site will be developed there will be a material change in its landscape character, this will be mitigated through high quality design and creating a green development through linking with the wider green network for the corridor.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	No part of this allocation forms part of or is adjacent to a conservation area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect any locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are three HERs located within the site. In the northern section of the allocation there is a Nairn Parish Crop Mark, the Balblair Ring Ditches to the centre of the allocation and the Broadley Unenclosed Settlement in the southern part of the allocation. Due consideration should be given to these when masterplanning any development on this allocation.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Schedule Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no natural heritage designations or areas identified for its importance to nature likely to be affected by this allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	Both Badgers and Great Crested Newts have been sighted in this area. A Badger Survey will be required along with a protection plan and mitigation should be carried out. A protected species survey should also be completed with appropriate mitigation identified and implemented.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	No part of the allocation is subject to 1 in 200 year flood risk, however the areas nearest to the River Nairn at the east of the allocation are at the edge of the flood plain. A flood risk assessment should be carried out and where appropriate mitigation should be identified and implemented.

21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no watercourses present on the allocation. However the allocation should avoid development on the edge of the functional flood plain at the east of the site.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	=	Water and waste water mains run up to the site therefore it is anticipated that a connection to the public network can be made. It is anticipated that this development would connect to the waste water treatment works.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form. The allocation would help to facilitate the transition from rural to urban at the edge of the settlement..
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is over 1.6km from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	+	Given the scale of the allocation it offers opportunities for best use of the site. The masterplan should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	N	=	It is unlikely a development of this scale will affect local air quality either through emissions from the allocation itself or through emissions from additional traffic on the roads causing congestion.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads due to its location on the edge of the settlement.

Developer Requirements (as identified in the above site assessment:

- Open space should be provided in line with the Open Space in New Residential Development: Supplementary Guidance;
- Contributions will be sought to the improvement of active travel linkages into the town centre;
- Contributions will be sought to improved public transport linkages to and from the allocation;
- Contributions to the improvement of the local road network and connections with the strategic road network will be required;
- Homezone principles should be applied;
- Contribution will be sought to the consolidation of the Green Network;
- Due consideration should be given to the Historic Environment Records present on the edge of the site;
- A Protected species survey should be carried out and appropriate mitigation should be identified and implemented;
- The development will need to meet the requirements of the designing for sustainability guidance;

- Any development on the proposal should meet with the Council's requirements for Refuse and recycling arrangements;
- A Flood Risk assessment will be required;
- Masterplanning of the site should take into consideration of the findings of the Flood Risk assessment and avoid development at the edge of the functional flood plain;
- Connection to the public water and waste water systems is required;
- Limited use of street lighting.



Easter Ross

Policy 23 - Nigg

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				There is no open space as identified in the Council's Open Space Audit within or adjacent to the allocation
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					The site provides good access links - the national cycle network currently runs through the site & there are candidate paths identified in the Highland Path Record. There is currently no bus route within the site.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		+					There is an opportunity to secure planning gain towards active travel, for example provision of a bus route or upgrading of paths
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y		+					It is likely that the road running from Nigg roundabout to Nigg Yard will be upgraded as part of the proposal for the allocation
5	Is there scope for road safety measures as part of the allocation?	Y		+					There is scope to ensure any new access roads will feature road safety measures
6	Is the allocation near any existing "bad neighbour" uses?	N			=				There are no bad neighbour uses identified next to or adjacent to the site
7	Are there any contaminated land issues affecting the allocation?								
8	Is the allocation on derelict, vacant or other brownfield land?	Y		+					The site is not identified in the Scottish Vacant & Derelict Land Survey however it is a brownfield site
9	Is the allocation within the current settlement boundary?	N			=				The site is outwith any settlement
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			=				*Check SNH LCA*
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.

12	Will the allocation affect a conservation area?	N	=	The allocation does not cover part of nor is it adjacent to any conservation area.
13	Will the allocation impact on any listed building and/or its setting?	Y	=	There are 2 Listed Buildings within the allocation – one is B Listed & the other is C Listed – both are located at Pitcalzean House. Due consideration should be given to both buildings and their setting
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are several HER recorded monuments located throughout the allocation, particularly towards the southern edge. In addition HER recorded events are located on the outskirts of the allocation. Due consideration should be given in this regard
16	Will the allocation impact on any Scheduled Monument and/or its setting?	Y	=	A Scheduled Monument is located to the South East of the allocation at Dunskeath Castle. Due consideration should also be given in this regard
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-	Given the sites coastal location there are several nature designations within or adjacent to the allocation. These are a RAMSAR designation to the north of the allocation; an SDA and SSSI to the east of the allocation and a SAC to the south of the site. Due consideration should be given to these important designations
18	Will the allocation affect any priority habitat or species?			
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	++	The Proposed Plan promotes a significant proportion of this allocation for renewable energy development
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	The allocation is identified as being at risk from 1 in 200 year coastal flooding. Mitigation measures may be required in this regard
21	Will the allocation impact on ground water or surface water drainage?	Y	=	Sustainable Drainage Systems will be required
22	Will the allocation have a physical impact on existing watercourses?			
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Waste management will be expected to be delivered in line with the Council's requirements which encourage recycling
24	Can the allocation be connected to the public water and sewerage system?	Y	++	Both water and sewerage pipes currently exist within the allocation
25	Will the allocation have a	N	=	It is unlikely that the development will have a

	significant impact on the local landform?			significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	Y	-	Given the allocation's location coastal erosion may occur – mitigation measures may be required in this regard
27	Does the allocation offer opportunities to make best use of the site?	Y	+	Promoting the allocation for renewable energy development in particular makes best of the site
28	Will the allocation have any impact upon local air quality?	N	=	A development of this scale will have impacts on light pollution levels, however given the scale of development already on the site; it is unlikely that there would be any significant further detrimental impact on air quality.
29	Will the allocation have an impact on light pollution levels?	N	=	A development of this scale will have impacts on light pollution levels, however given the scale of development already on the site; it is unlikely that there would be any significant further impact from light pollution.

Developer Requirements (as identified in the above site assessment):

- Developer contribution towards provision of a bus route or other sustainable travel requirements
- Due consideration to be given to the following, including implementation of protection measures where required:
 - HER monuments & events
 - Nature designations
 - Flood Risk/ Coastal erosion risk
 - Sustainable drainage
 - Connection to public sewer to be made
 - Waste Management to be delivered in line with Council's requirements

Caithness and Sutherland

Policy – 25 John O’Groats

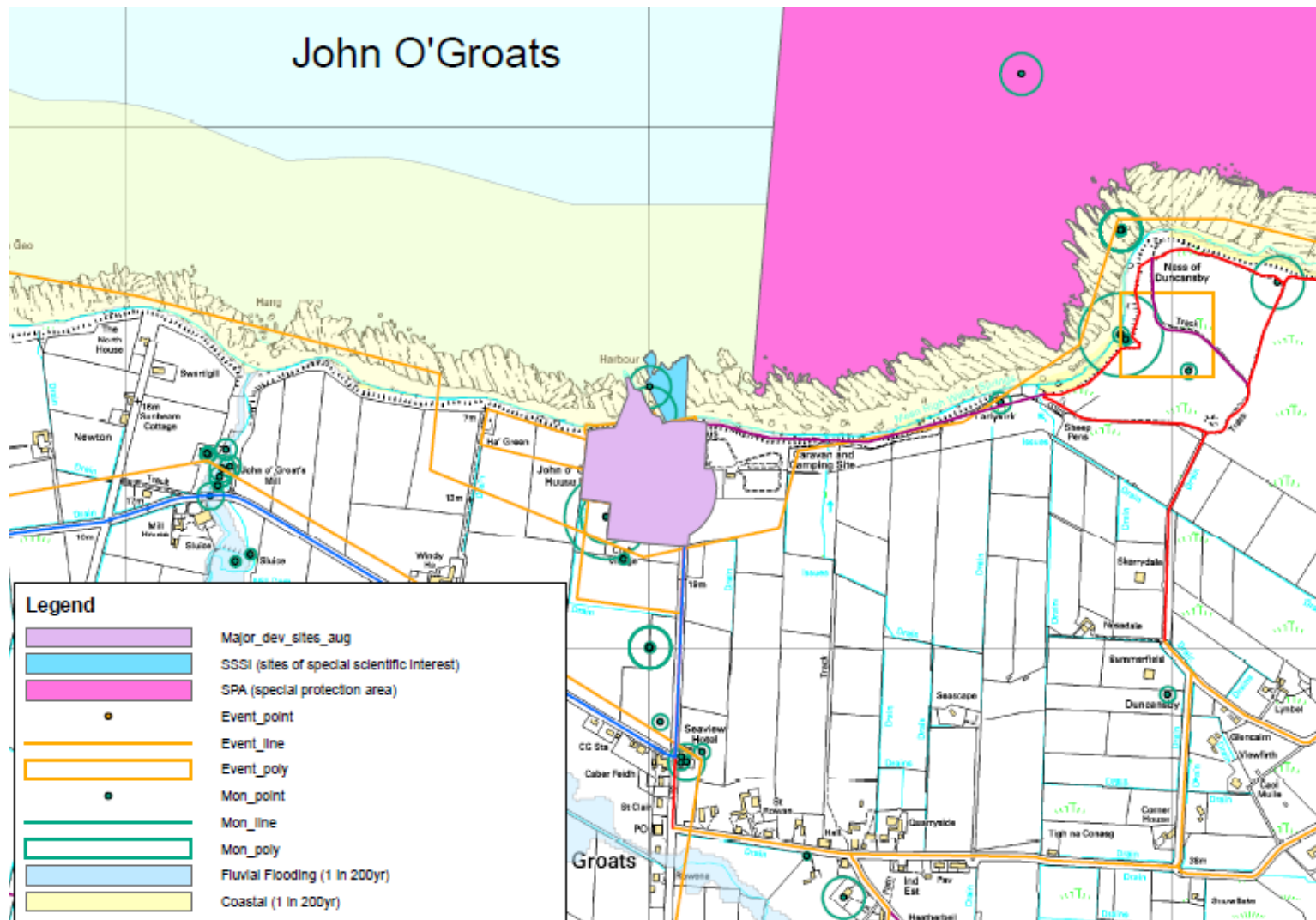
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				There is already development on the site so there should be no net loss of open space. There could possibly be an improvement in the quality of open space.
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					The allocation is on the National Cycle Network and there are two candidate paths on the Highland Path Network. The allocation is already served by bus routes and there are bus stops on the site.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			=				While more sustainable methods of transport may be provided this will be subject to a section 75 agreement.
4	Will the allocation involve “off site” road improvements that will contribute to road safety?	N			=				Any improvements to road safety would be ‘on site’.
5	Is there scope for road safety measures as part of the allocation?	Y		+					Development of the site will keep traffic away from people, creating a pedestrian only area.
6	Is the allocation near any existing “bad neighbour” uses?	N			=				No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating land uses have been identified at this stage, however they may be identified during site investigations.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not listed in the Scottish Vacant and Derelict Land Survey.
9	Is the allocation within the current settlement boundary?	N			=				The site is outwith a settlement boundary.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			=				The Caithness and Sutherland Landscape Character Assessment identifies this area as small farm and crofting areas with new housing.
11	Will the allocation affect any remote landscape of value for recreation (wild	N			=				The site is not shown on Map 3 of SNH’s Policy Statement, Wildness in Scotland’s Countryside, and it has also not been identified as an area of Remote Coast by THC.

	land)?			
12	Will the allocation affect a conservation area?	N	=	The allocation does not cover part of nor is it adjacent to any conservation area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites which can be identified in the Historic Environment Record, both in terms of events and monuments. The masterplan will be required to take due consideration of the records and its proximity to it. This may involve archaeological investigations as part of the masterplanning of the site.
16	Will the allocation impact on ant Scheduled Monument and/or its setting?	N	=	There is no Schedule Monument within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-	The allocation is adjacent to a SSSI and to the North Caithness Cliffs Special Protection Area. It is not anticipated that there would be an impact however there could be an impact if the Masterplan encourages more tourists to the area. This will have to be monitored.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	The allocation is adjacent to 1 in 200 year fluvial flooding; a flood risk assessment will be necessary.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no watercourses on site.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements.
24	Can the allocation be	Y	+	Both water and sewerage pipes are available on site.

	connected to the public water and sewerage system?			
25	Will the allocation have a significant impact on the local landform?	N	=	There is already existing development on the site and there is the potential for development to improve currently derelict buildings on site.
26	Will the allocation affect or be affected by coastal erosion?	Y	-	The allocation bounds the Pentland Firth and so coastal erosion may be an issue. Assessment of the risk of coastal erosion will be required and appropriate mitigation put in place where required.
27	Does the allocation offer opportunities to make best use of the site?	Y	+	There is already significant development on the site so the Masterplan will encourage the redevelopment of the existing site.
28	Will the allocation have any impact upon local air quality?	N	=	The redevelopment of this site may encourage more people to visit however it is unlikely to occur at such a scale to have an impact on local air quality. No polluting uses are to be allocated within the site.
29	Will the allocation have an impact on light pollution levels?	N	=	It is unlikely that the redevelopment of the site will have any further impact on light pollution than what is there already.

Developer Requirements (as identified in the above site assessment:

- Developments should take due consideration of the numerous HER features found within and adjacent to this allocation.
- Protected Species Survey is required.
- Flood Risk Assessment is required.
- Sustainable Drainage System Plan is required.
- Mitigation will be required to encourage active travel and other forms of sustainable transport both to and from the site.
- Due to the risk of coastal erosion a scheme of mitigation should be provided with any application.



Policy 26 - Castletown

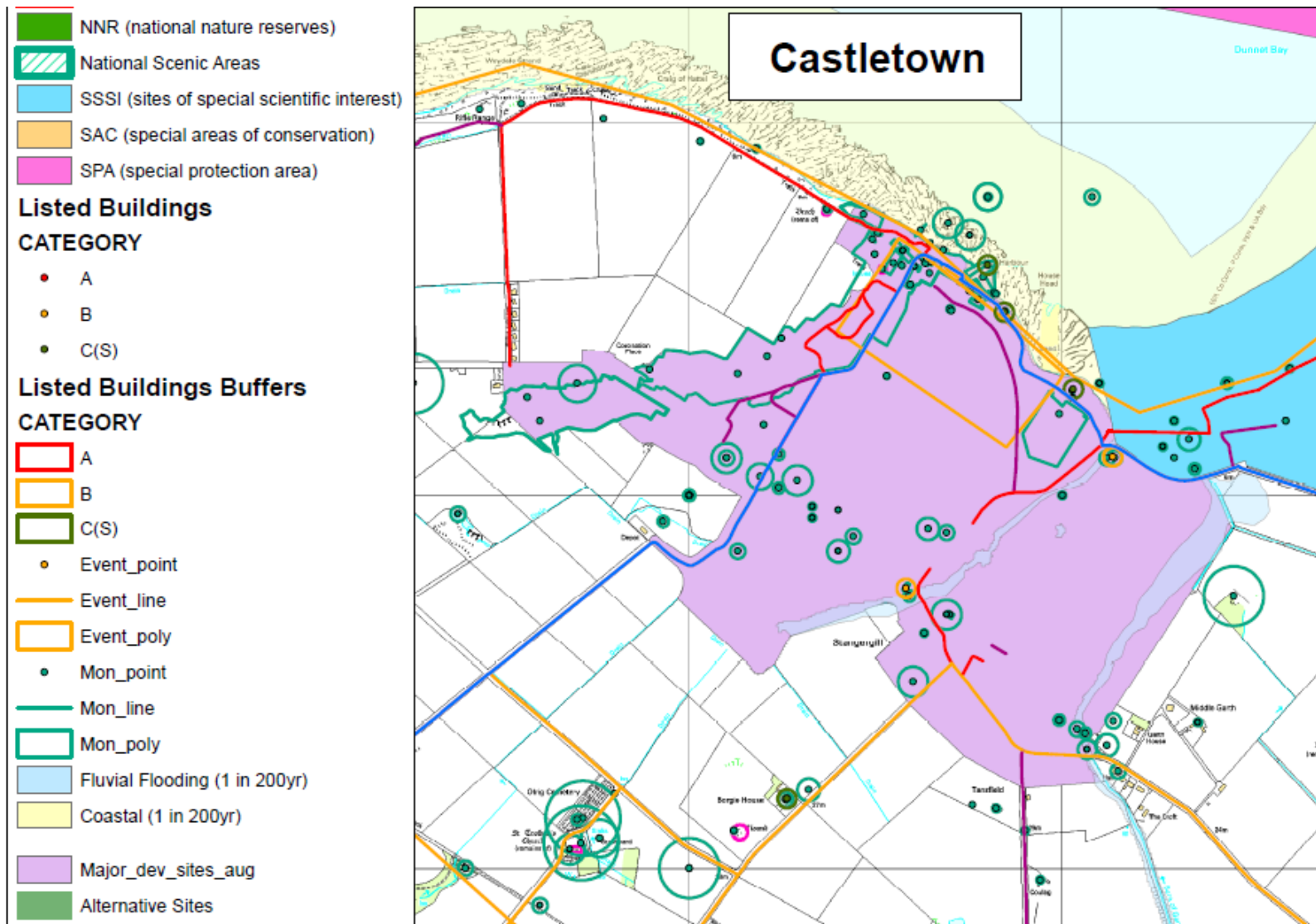
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y		+					This proposal will need to include formal open space provided in accordance with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					The allocation is on the National Cycle Network and there are paths on the Highland Path Network. The allocation is already served by bus routes and there are bus stops on the site.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		+					While more sustainable methods of transport may be provided this will be subject to a section 75 agreement. By encouraging business uses within the allocation this will provide jobs within the settlement reducing the need to commute for work.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y		+					This site will be required to contribute toward the improvement of the local road network.
5	Is there scope for road safety measures as part of the allocation?	Y		+					Street lighting will be used in some but not all areas of the masterplan area in order to respect the rural setting of the settlement. Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N		=					No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N		+/-					No contaminating land uses have been identified at this stage, however they may be identified during site investigations.
8	Is the allocation on derelict, vacant or other brownfield land?	N		=					The site is not listed in the Scottish Vacant and Derelict Land Survey.
9	Is the allocation within the current settlement boundary?	Y		+					The site is within the settlement boundary as identified in the Caithness Local Plan, but it is allocated for different uses.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N		=					The Caithness and Sutherland Landscape Character Assessment identifies this area as mixed agriculture and settlement with wide open landscapes that have been highly influenced by the activity of people.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N		=					The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.

12	Will the allocation affect a conservation area?	N	=	The allocation does not cover part of nor is it adjacent to any conservation area.
13	Will the allocation impact on any listed building and/or its setting?	Y	-	There are a number of listed buildings in this allocation. The masterplan will be required to take due consideration and respect the buffer zones around each of the listed buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites which can be identified in the Historic Environment Record, both in terms of events and monuments. The masterplan will be required to take due consideration of the records and its proximity to it. This may involve archaeological investigations as part of the masterplanning of the site.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	Y	-	There is one Scheduled Monument within the allocation and another one adjacent to it. All developments within this allocation will be expected to provide protection or enhancement of the SM.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-	The allocation is adjacent to Dunnet Links SSSI. The Masterplan could potentially lead to more housing in the village which could put additional pressure on the usage on Dunnet Bay which could have an impact on the SSSI. This would need to be monitored.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	The allocation is subject to 1 in 200 year fluvial flooding and is adjacent to 1 in 200 year coastal flooding. A flood risk assessment will be required.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	=	There are watercourses on the allocation but the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements
24	Can the allocation be connected to the public	Y	+	Both water and sewerage pipes are available on site.

	water and sewerage system?			
25	Will the allocation have a significant impact on the local landform?	N	=	There is already development on much of the materplan site however any new development should be sympathetic to what already exists.
26	Will the allocation affect or be affected by coastal erosion?	Y	-	The allocation bounds the Pentland Firth and so coastal erosion may be an issue. Assessment of the risk of coastal erosion will be required and appropriate mitigation put in place where required.
27	Does the allocation offer opportunities to make best use of the site?	Y	+	There is already an established settlement and employment opportunities in the village. It is also served by water and sewerage pipes.
28	Will the allocation have any impact upon local air quality?	N	=	The additional houses may increase the amount of traffic but it is unlikely to be a sufficient amount to have significant impact on air quality.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety.

Developer Requirements (as identified in the above site assessment:

- Open Space delivered in line with requirements of the Open Space in New Residential Developments: Supplementary Guidance.
- The masterplan should take due consideration of the numerous Listed Buildings and their associated buffer zones.
- Developments should take due consideration of the numerous HER features found within and adjacent to this allocation.
- Protection or enhancement for the Scheduled Monument.
- A flood risk assessment will be required.
- Sustainable Drainage System Plan is required.
- No culverting or realigning of watercourses.
- A development at this scale would need to include some street lighting in the interests of road safety.
- Residential areas should incorporate Homezone principles [or similar]
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.



Policy 24 - Dounreay

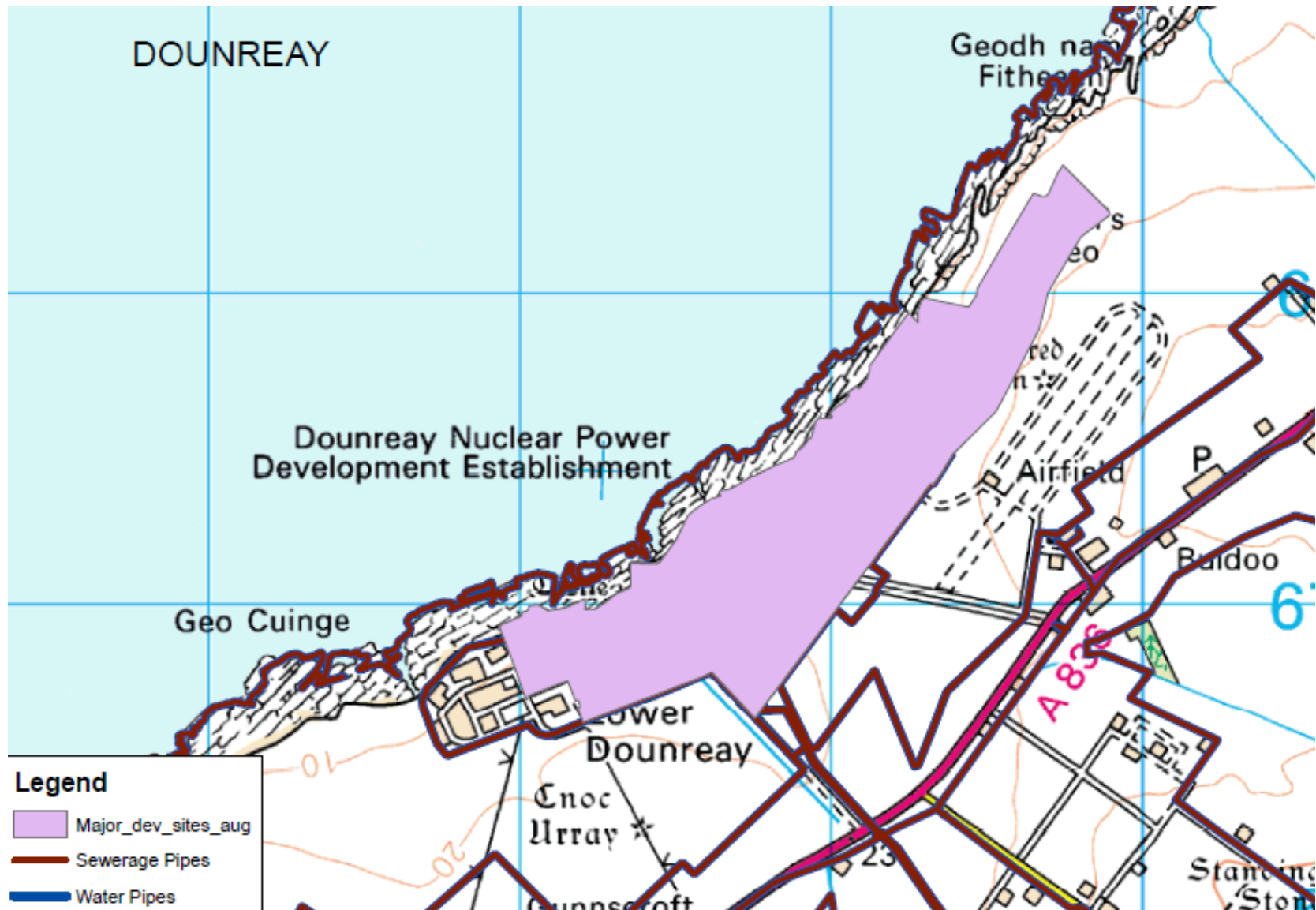
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				The allocation does not cover any area of open space identified in the Highland greenspace audit.
2	Will the allocation encourage walking, cycling and public transport use?	N			=				Mitigation will be required to encourage walking and cycling to the site. There is already a bus service to the site.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N			=				Any development on this site will be linked to the decommissioning of Dounreay and is unlikely to have any impact on the amount of traffic going to the site.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	N			=				Any development on this site will be linked to the decommissioning of Dounreay and is unlikely to have any impact on the amount of traffic going to the site.
5	Is there scope for road safety measures as part of the allocation?	N			=				Any development on this site will be linked to the decommissioning of Dounreay and is unlikely to have any impact on the amount of traffic going to the site.
6	Is the allocation near any existing "bad neighbour" uses?	Y			=				No bad neighbour uses have been identified nearby however there are existing bad neighbour developments within the allocation.
7	Are there any contaminated land issues affecting the allocation?	Y			--				Given the previous use of this site it is highly likely that there are elements of contaminated land will be present as part of this allocation. Any future use of the site will need to carefully consider the implications of this contamination.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not listed in the Scottish Vacant and Derelict Land Survey.
9	Is the allocation within the current settlement boundary?	N			=				The site is outwith a settlement boundary.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			=				The site is not identified in the Caithness and Sutherland Landscape Character Assessment as an area of landscape importance.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N			=				The allocation does not cover part of nor is it adjacent to any conservation area.

13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y/ N	=	There are a number of sites/finds recorded within the HER for this area. It is not anticipated that this allocation will affect these significantly, as the site is already developed however appropriate investigations should take place and mitigation sought if required.
16	Will the allocation impact on ant Scheduled Monument and/or its setting?	Y	=	There is one Scheduled Monument (Dounreay Castle) on the site however the site is already developed and work has been undertaken in the past to improve the area around it.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no designated sites within this site. The site is adjacent to the North Caithness Cliffs Special Protection Area; however the site is already developed.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	N	=	It is not envisaged that it would provide or use energy from a local or renewable source.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	The site is at risk from coastal flooding and there is a risk of fluvial flooding on part of the site. A flood risk assessment should be done however the site is already developed and any further development will be for the decommissioning process.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	=	The site is already developed.
23	Will the allocation offer opportunities for sustainable waste management?	N	=	The site is already developed and any further development is linked to the decommissioning of the site.
24	Can the allocation be connected to the public water and sewerage	Y	+/-	The site is surrounded by water and sewerage pipes.

	system?			
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	Y	-	The allocation bounds the Pentland Firth and so coastal erosion may be an issue. Assessment of the risk of coastal erosion will be required and appropriate mitigation put in place where required.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	Considering what is already on the site, the allocation is the best placed site to deal with the development needs of the decommissioning process.
28	Will the allocation have any impact upon local air quality?	Y	-	Industrial uses may have an adverse impact on local air quality for adjacent residential areas. The site will be encouraged to promote public transport
29	Will the allocation have an impact on light pollution levels?	Y	=	A development of this scale will have impacts on light pollution levels, however given the scale of development already on the site; it is unlikely that there would be any significant further impact from light pollution.

Developer Requirements (as identified in the above site assessment:

- Mitigation will be required to encourage active travel and other forms of sustainable transport both to and from the site.
- Should provide for the protection for the Scheduled Monument on site (Dounreay Castle).
- A protected species survey, and if appropriate, a mitigation plan will be required.
- Developments should take due consideration of the numerous HER features found within and adjacent to this allocation.
- A Flood Risk Assessment must be completed and submitted with any application
- A Sustainable Drainage System Plan will be required.
- Due to the risk of coastal erosion a scheme of mitigation should be provided with any application.
- Proposed uses should take account of the existing bad neighbour developments within the allocation.



Proposed New Waste Management Sites

Policy 70 - Seater Landfill

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				There is no open space as identified in the Council's Open Space Audit within or adjacent to the allocation
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					There is currently a wider network path in the Highland Path Record linking into the allocation, however no cycle paths or bus routes are currently present which would be required to be addressed to encourage cycling and use of public transport
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		+					There is an opportunity to secure planning gain towards active travel as part of any new development, for example provision of cycle paths or a bus route
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y		+					It is likely that off site road improvements will be required to cope with the increase in traffic associated with development of the allocations
5	Is there scope for road safety measures as part of the allocation?	Y		+					Any new access roads or upgrading of existing roads will be expected to implement road safety features
6	Is the allocation near any existing "bad neighbour" uses?	N			=				There are no existing bad neighbour uses near the allocation, however the existing uses within the allocation itself are bad neighbour (landfill)
7	Are there any contaminated land issues affecting the allocation?	Y		-					Given the site's use as landfill it is assumed that there will be contaminated land issues.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not identified in the Scottish Vacant and Derelict Land Survey. The site is currently in use as an operational landfill
9	Is the allocation within the current settlement boundary?	N			=				The site is outwith any settlement boundary
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			=				Impact on distinctiveness on the local landscape is dependant on the final waste management use on the site, however given the site is currently a landfill it is not considered that there will be a significant shift in the distinctiveness of a landscape.
11	Will the allocation affect any remote landscape of	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside,

	value for recreation (wild land)?			and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation is not within or adjacent to any conservation area
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation contains no Listed Buildings
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	There are no HER identified sites within or adjacent to the allocations.
16	Will the allocation impact on ant Scheduled Monument and/or its setting?	Y	=	There is one Scheduled Monument (Chambered Cairn) within the allocation. Due consideration should be given to it and its setting.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no natural heritage designations or areas identified for nature conservation within or adjacent to the locations
18	Will the allocation affect any priority habitat or species?	Y/ N	=	There are a number of protected species present in the wider area. These should be carefully considered in the development of the site.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	++	The allocation is promoted in the Proposed Plan for waste management uses which is likely to include Energy from Waste (using waste from within the Highland area)
20	Is the allocation at risk from fluvial or coastal flooding?	N	+	The site is not at risk of either fluvial or coastal flooding
21	Will the allocation impact on ground water or surface water drainage?	Y	=	Sustainable Drainage Systems will be required
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no watercourses running through the site which would be affected by the development.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	The allocation will use of waste to generate energy.
24	Can the allocation be connected to the public water and sewerage	Y	+	Both water and sewerage pipes currently run up to the site therefore it is anticipated that a connection can be made

	system?			
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already contained within this allocation.
26	Will the allocation affect or be affected by coastal erosion?	N	+	It is unlikely that the allocation will be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y	+	The allocation is currently in use as landfill therefore promoting the site for energy from waste uses makes best use of the site
28	Will the allocation have any impact upon local air quality?	Y	-	It is likely that development of the allocation for energy from waste use will have an impact on local air quality, however this is regulated by PPC Licensing to ensure impact is minimal
29	Will the allocation have an impact on light pollution levels?	Y	-	It is likely that any development may result in an increase in light pollution

Developer Requirements (as identified in the above site assessment):

- Due consideration to be given to the identified Scheduled Monument
- Road improvements will be required to allow an increase in traffic
- Sustainable Drainage Systems will be required
- Developer contributions may be required towards improving active travel

Policy 70 - Portree

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				The allocation does not include any open space identified in the Council's open space audit
2	Will the allocation encourage walking, cycling and public transport use?	Y/ N			=				There is currently a bus route within close proximity to the site which could be extended to serve the allocation to encourage public transport use. In terms of walking and cycling, there are no recognised paths within the site and this would need to be addressed
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				The allocation provides an opportunity to secure planning gain in terms of encouraging more sustainable travel patterns, for example provision of a bus route or cycle/path ways
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	N			=				It is unlikely that the allocation will involve any off site road improvements as there is already an existing access into the allocation
5	Is there scope for road safety measures as part of the allocation?	Y			+				There is scope to include road safety measures as part of the allocation where new roads are constructed
6	Is the allocation near any existing "bad neighbour" uses?	N			+				The allocation is not near any existing bad neighbour uses however the allocation itself is currently used for waste management purposes which may be considered bad neighbour
7	Are there any contaminated land issues affecting the allocation?	Y			-				Given the site's use as landfill it is assumed that there will be contaminated land issues.
8	Is the allocation on derelict, vacant or other brownfield land?	N			+				The allocation is not included in the Scottish Vacant and Derelict Land Survey. Part of the allocation is currently in use as a recycling centre
9	Is the allocation within the current settlement boundary?	Y			+				The site is within the current Portree settlement boundary
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			=				Impact on distinctiveness on the local landscape is dependant on the final waste management use on the site, however given the site is currently a landfill it is not considered that there will be a significant shift in the distinctiveness of a landscape.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N			=				The allocation is not within or adjacent to any conservation area

13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no Listed Building within or adjacent to the allocation
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	There are HER identified sites within or adjacent to the allocation
16	Will the allocation impact on ant Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or adjacent to the allocation
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no natural heritage designations or areas identified for importance to nature conservation within or adjacent to the allocation
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	++	The allocation is promoted in the Highland wide Proposed Plan for waste management uses which is likely to include an energy from waste plant (using waste from within the Highland area to generate electricity for local users)
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	The site is not identified as being at risk from fluvial or coastal flooding
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	=	There is one watercourse within the allocation no culverting or alteration of the watercourse will be permitted.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	The allocation already comprises a recycling centre facility which provides opportunity for sustainable waste management. The proposal for the allocation will also generate energy from waste from within the Highland area
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both public water and sewerage pipes are present within the allocation therefore it is assumed a connection can be made

25	Will the allocation have a significant impact on the local landform?	Y	-	Given that the allocation will be developed out on currently undeveloped land it is likely that there be some impact on the local landform, however as the allocation includes an existing recycling centre, impact should be minimal
26	Will the allocation affect or be affected by coastal erosion?	N	=	It is unlikely that the allocation will be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y	+	By locating waste management uses in a site where other waste management uses exist, best use can be made of the site
28	Will the allocation have any impact upon local air quality?	Y	=	The allocation, when developed, will have an impact upon local air quality through the emissions generated by energy from waste however these are tightly regulated to ensure they do not reach unsafe levels
29	Will the allocation have an impact on light pollution levels?	Y	-	It is likely that any development on this greenfield site will increase light pollution levels

Developer Requirements (as identified in the above site assessment):

- Developers contributions may be sought to improve roads
- Developer contributions may be sought towards active travel provision
- Sustainable Drainage Systems will be required
- Protected Species Survey

Policy 70 - Glen Nevis Industrial Site

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				The allocation will not affect any open space identified in the Council's Open Space Audit
2	Will the allocation encourage walking, cycling and public transport use?	Y/ N			+				The allocation is currently not well served by public transport, walking or cycling. There are no identified paths or cycle ways within the allocation, however a bus route is located close by which could be extended to included the allocation if possible. This would be required to be addressed
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				There is an opportunity to secure planning gain, for example developer contributions may be sought towards provision of active travel to encourage walking, cycle and public transport use
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				The allocation may require off site road improvements to cope with the resulting increase in traffic associated with development
5	Is there scope for road safety measures as part of the allocation?	Y			+				New access roads will be expected to implement road safety measures
6	Is the allocation near any existing "bad neighbour" uses?	N			+				The allocation is not near any bad neighbour uses
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				Given the sites present use as an industrial site it is presumed that there may be contaminated uses on the site.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The allocation is not identified in the Scottish Vacant and Derelict Land Survey
9	Is the allocation within the current settlement boundary?	Y			+				The site is within the current settlement boundary
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			=				Given the site is part of an built up industrial area it is anticipated that there will be limited impact on the distinctiveness of the local landscape.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a	N			=				The allocation is not within or adjacent to a any

	conservation area?			Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not contain or is not close to any Listed Buildings
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	There are no HER identified sites within or adjacent to the allocation
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or adjacent to the allocation
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	The allocation is not located within or adjacent to any natural heritage designation or areas identified for their importance to nature conservation
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	++	The allocation is promoted in the Proposed Plan for waste management uses which may include energy from waste (using waste from within the Highland area)
20	Is the allocation at risk from fluvial or coastal flooding?	N	+	The allocation is not at risk from either fluvial or coastal flooding
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	=	While the allocation footprint contains watercourses, the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	The allocation offers opportunities for sustainable, particularly the potential re-use of waste from within the Highland area to generate energy to local users
24	Can the allocation be connected to the public water and sewerage	Y	+	Both public water and sewerage pipes exist within the allocation at present therefore it is assumed that a connection can be made

	system?			
25	Will the allocation have a significant impact on the local landform?	Y/ N	=	There may some impact on the local landform given that this allocation is currently undeveloped however it is located within close proximity to an already established industrial area which should limit any detrimental impact
26	Will the allocation affect or be affected by coastal erosion?	N	+	The allocation is not likely to be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y	+	Given the site's location within an existing established industrial area the allocation waste management uses make best use of the site, in line with national planning policy which directs such uses to industrial areas
28	Will the allocation have any impact upon local air quality?	Y	-	There may an impact on local air quality as a result of development as well as the resulting increase in traffic – to minimise this active travel will be encourage and provision made accordingly
29	Will the allocation have an impact on light pollution levels?	Y	-	It is likely the allocation will result in an increase in light pollution once the site is developed out

Developer Requirements (as identified in the above site assessment):

- No culverting of watercourses will be permitted
- Connection should be made to public sewer
- Developer contributions may be sought towards active travel
- Developer contributions may be sought towards upgrading of access roads
- Protected species survey will be required
- Sustainable Drainage Systems will be required

The SEA for the [former Longman Landfill](#) site can be found on page 34

Alternative Sites

These sites are alternatives to those allocated in the plan. Some sites have potential and will be further considered at the Inner Moray Firth Local Development Plan.

These sites are either:

- additional sites to facilitate consolidation of the city; or
- alternatives to development within the A96 Corridor (dispersed growth option).

These sites have been promoted by landowners/agents at the Main Issues Report Stage of the Plan. While other sites were put forward sufficient information was not submitted to be able to make an adequate assessment.

Where significant mitigation will be required this has been identified and included after the assessment. If these sites are considered again at the Inner Moray Firth LDP, further mitigation may be required.

Land at Allarburn, Kiltarlity (HWLDP-MIR-306)

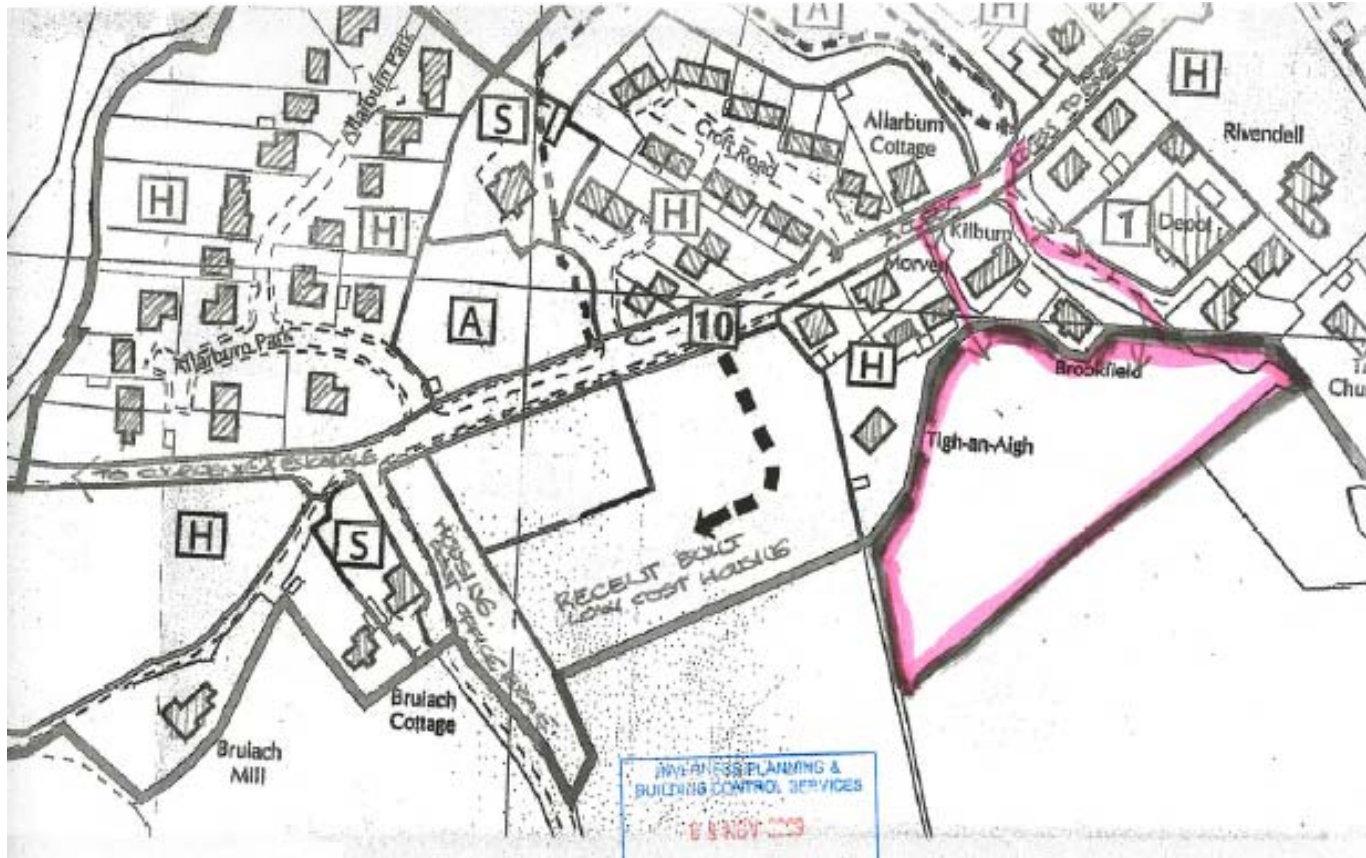
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				This proposal will need to include formal open space provided in accordance with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			=				The allocation is serviced by a bus route but there are no Highland Path Records.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				While more sustainable methods of transport may be provided this will be subject to a section 75 agreement.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of the local road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Street lighting may be required. Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on	N			=				The site is not listed in the Scottish Vacant and Derelict Land Survey.

	derelict, vacant or other brownfield land?			
9	Is the allocation within the current settlement boundary?	N	=	The allocation is outwith the settlement boundary for Kiltarlity.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N	=	The Landscape Character Assessment identifies this allocation as being in an area of narrow farmed straths.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N	=	The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not cover part of nor is it adjacent to any conservation area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings on the allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are some sites which can be identified in the Historic Environment Record adjacent to the allocation. Any development will be required to take due consideration of the records and its proximity to it. This may involve archaeological investigations of the site.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments on the allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no natural heritage designations on the allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There is no indication of potential flood risk on the allocation.
21	Will the allocation impact on ground water or	Y	-	As with any development there will be elements of soil sealing which may have an impact on

	surface water drainage?			surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	-	There is a watercourse running along the north eastern boundary of the allocation.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements
24	Can the allocation be connected to the public water and sewerage system?	Y	+	The allocation is adjacent to water and sewerage pipes.
25	Will the allocation have a significant impact on the local landform?	Y	=	Mitigation should be able to reduce any significant impacts on local landform.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is not beside the coast
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The allocation is beside AN existing settlement however there are other land allocations available.
28	Will the allocation have any impact upon local air quality?	N	=	The development may increase the amount of traffic but it is unlikely to be a sufficient amount to have significant impact on air quality.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development may require street lighting for road safety

Developer Requirements (as identified in the above site assessment:

- Open Space delivered in line with requirements of the Open Space in New Residential Developments: Supplementary Guidance.
- A development at this scale would need to include some street lighting in the interests of road safety.
- Residential areas should incorporate Homezone principles [or similar].
- Developments should take due consideration of the numerous HER features found adjacent to this allocation.
- A protected species survey, and if appropriate, a mitigation plan will be required.
- Sustainable Drainage System Plan is required.
- No culverting of realigning of watercourses.
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.



Land at Achnareidh, Nairn (HWLDP-MIR-125)

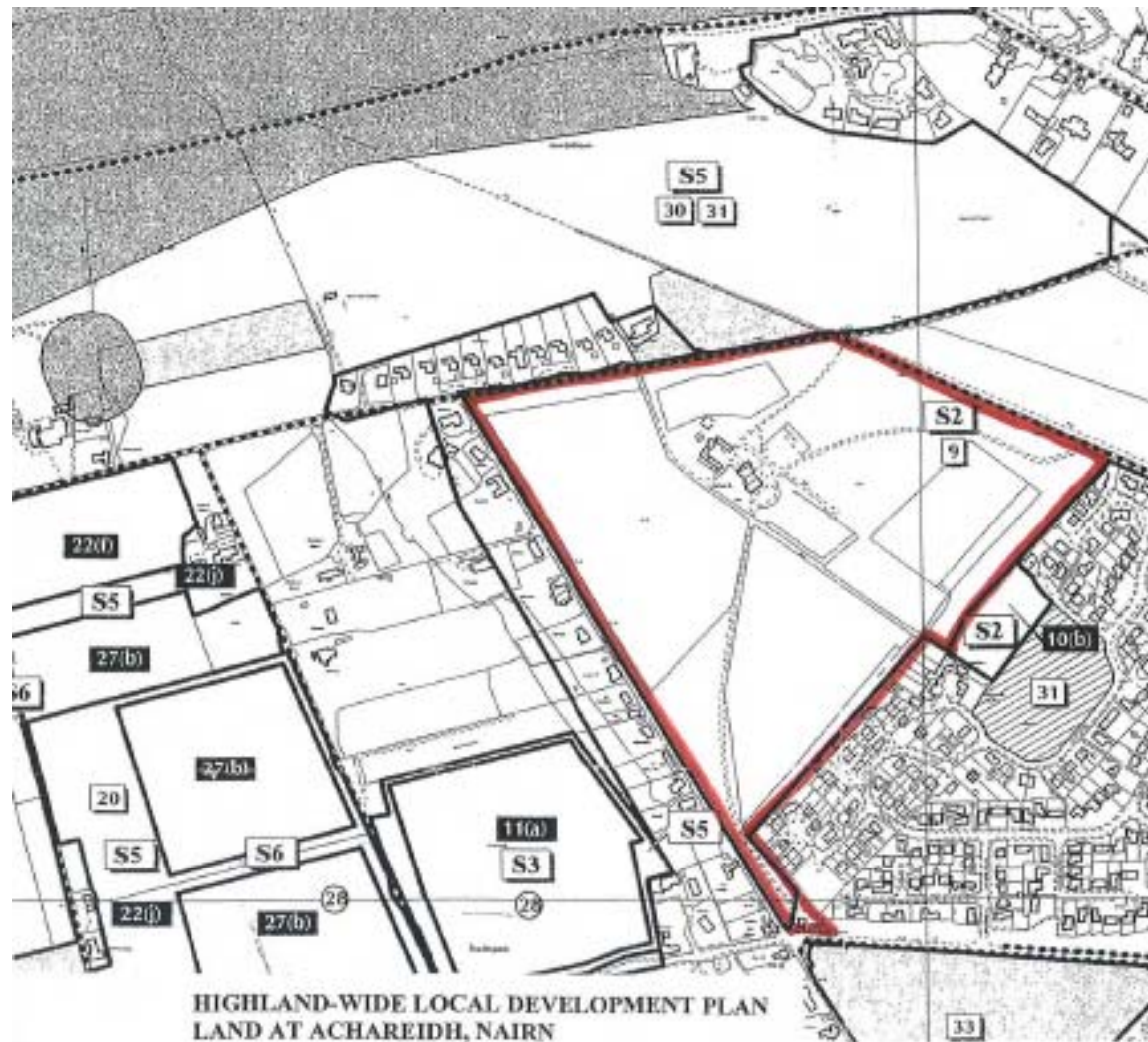
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				This allocation will not affect any open space identified in the Highland Open Space Audit. As the land will be allocated for mixed use it will be required to deliver open space in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The allocation is close to existing community facilities and the town centre can be reached by foot in approximately 20mins. A bus route to the town centre and to the regional centre runs past this site and a bus stop is near by.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				There is opportunity to improve active travel within the settlement through improved active travel links and developer contributions would be sought towards increasing capacity on the public transport network. The reason for this would be to encourage modal shift.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				Linkages to proposed development to the east should consider road safety. In later phases there may be a need for the development to contribute towards strategic infrastructure in the area.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				There are no bad neighbour uses near the allocation
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The allocation is not identified in the Scottish Vacant and Derelict Land Survey.
9	Is the allocation within the current settlement boundary?	Y			+				The allocation is within the current Nairn settlement boundary as identified in the Highland wide Plan
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as "Coastal Lowlands". It is considered that as this site will be developed there will be a material change in its landscape character, this will be mitigated through high quality design and creating a green development through linking with the wider green network for the corridor.
11	Will the allocation affect	N			=				The site is not shown on Map 3 of SNH's Policy

	any remote landscape of value for recreation (wild land)?			Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	No part of this allocation forms part of or is adjacent to a conservation area.
13	Will the allocation impact on any listed building and/or its setting?	Y	=	There is a one C Listed building and its buffer within the allocation. Due consideration would need to be given in this regard to ensure the building or its setting are not adversely affected by development
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	T	=	There are two HERs within the site. Both records would have to be fully considered and not adversely impacted in the development of the allocation.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Schedule Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	The allocation is not within or adjacent to any natural heritage designation or areas identified for importance to nature conservation
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	N	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	The SEPA 1 in 200 year flood Risk Mapping does not consider this site to be at risk of either coastal or fluvial flooding.
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no watercourses present on the allocation.
23	Will the allocation offer opportunities for sustainable waste	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by

	management?			including a sustainable waste management facility as part of this allocation.
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both public water and sewerage pipes currently run around the edge of the site, it is assumed that a connection may be made
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form. The allocation would help to facilitate the transition from rural to urban at the edge of the settlement..
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is over 450m from the low tide mark therefore it is not anticipated that the allocation will be affected by coastal erosion.
27	Does the allocation offer opportunities to make best use of the site?	Y	+	The site is of a sufficient size to make best use of the site.
28	Will the allocation have any impact upon local air quality?	N	=	It is unlikely a development of this scale will affect local air quality either through emissions from the allocation itself or through emissions from additional traffic on the roads causing congestion.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment):

- Open space to be delivered in line with Council's SPG
- Waste management to be delivered in line with Council's SPG
- Developer contributions may be required towards active travel
- Sustainable Drainage Plan to be developed and implemented
- Protection Species Survey to be undertaken
- Due consideration to be given to C Listed Building & HER identified sites



Land at Home Farm, Inverness (HWLDP-MIR-123)

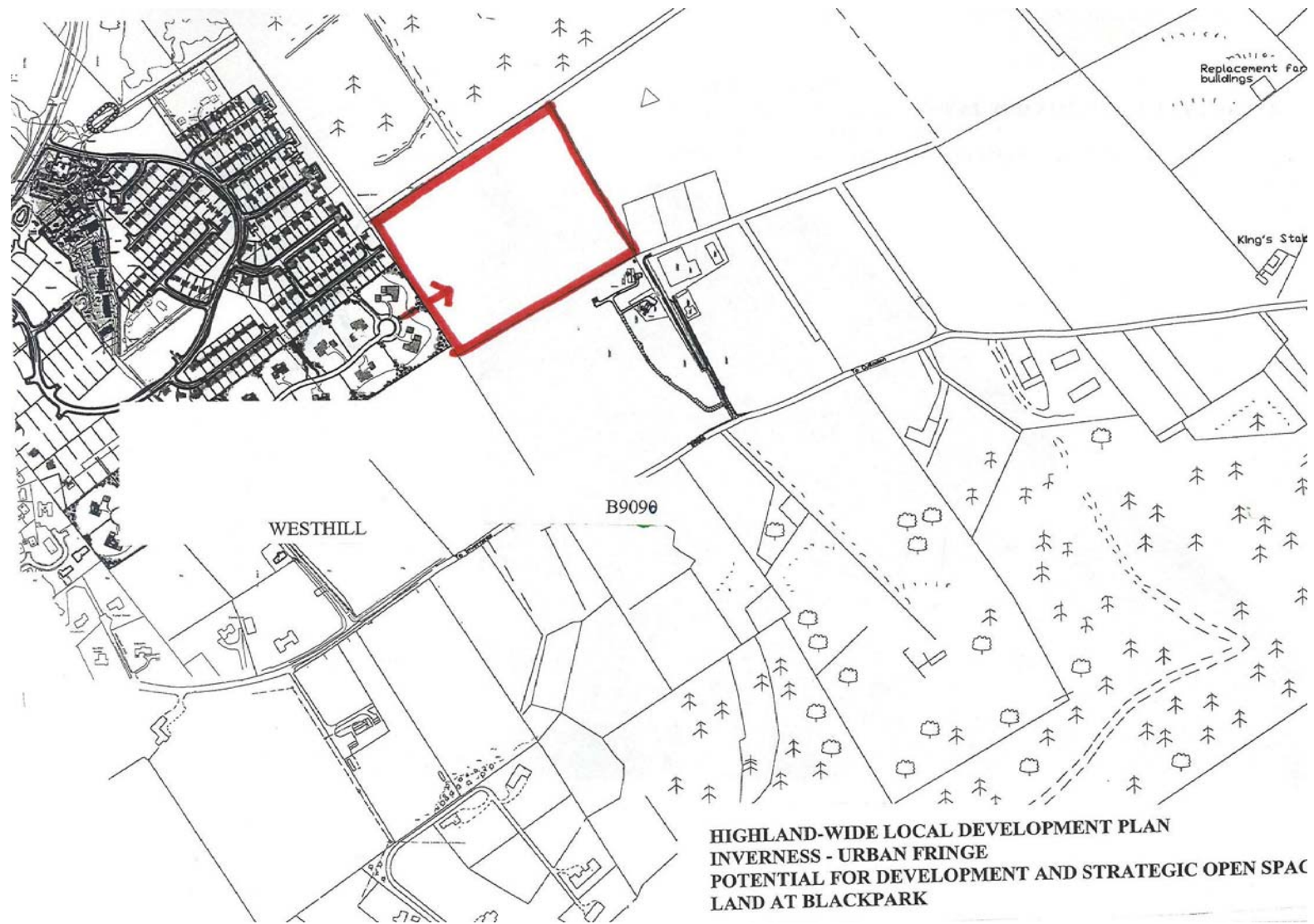
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y		+					The allocation is located to the south of an area of open space identified in the Council's Open Space Audit. As the proposal for the allocation is residential development, should this comprise 4 or more units open space will be expected to be delivered in line with the Council's SPG
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					The allocation is within close proximity to a bus route which would encourage public transport use. A candidate path in the Highland Path Record has been identified to the eastern edge of the site which would encourage walking when implemented. There are no formal cycleways within the allocation. The allocation is some distance from the centre of Inverness which may increase use of car
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		+					There is an opportunity to secure planning gain towards encouraging more sustainable travel patterns. Developer contributions may therefore be sought towards more active travel
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y		+					It is likely the allocation may involve off site road improvements to accommodate development, these would be expected to incorporate road safety measures where appropriate
5	Is there scope for road safety measures as part of the allocation?	Y		+					Homezone principles [or similar] could be used throughout the residential areas to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified near the allocation
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not identified in the Scottish Vacant and Derelict Land Survey
9	Is the allocation within the current settlement boundary?	N			-				The site is outwith the current settlement boundary
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			=				It is considered that there will not be a significant affect given the type of use proposed.
11	Will the allocation affect	N			=				The site is not shown on Map 3 of SNH's Policy

	any remote landscape of value for recreation (wild land)?			Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes within or adjacent to the allocation
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are HER recorded events located to the south and west of the allocation – due consideration should be given to ensure development will not adversely affect these or their setting
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or adjacent to the allocation
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no natural heritage designations or areas identified for importance to nature conservation within or adjacent to the allocation
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	N	-	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There is no identified risk of fluvial or coastal flooding within the allocation
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no existing watercourse through the allocation
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements which encourage recycling

24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both pipes run adjacent to the site therefore it is anticipated that a connection can be made
25	Will the allocation have a significant impact on the local landform?	N	=	The allocation is a continuation of established development which is not likely to have a significant impact on the local landform
26	Will the allocation affect or be affected by coastal erosion?	N	=	It is unlikely the allocation will be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y	+	The site may be able to take advantage of solar gain through appropriate design siting
28	Will the allocation have any impact upon local air quality?	Y	-	There are potential air quality issues from increased traffic volumes due to development. However, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	=	A development at this scale would need to include some street lighting in the interests of road and personal safety. However its use should be minimised.

Developer Requirements (as identified in the above site assessment):

- Home zone principles to be applied
- Open space to be delivered in line with the Council's SPG
- Waste management to be delivered in the line with the Council's requirements
- Sustainable Drainage Plan to be development and implemented
- Due consideration to be given to HER recorded events
- Developer contributions may be sought towards active travel



Brahan Farm, Maryburgh (HWLDP-MIR-129)

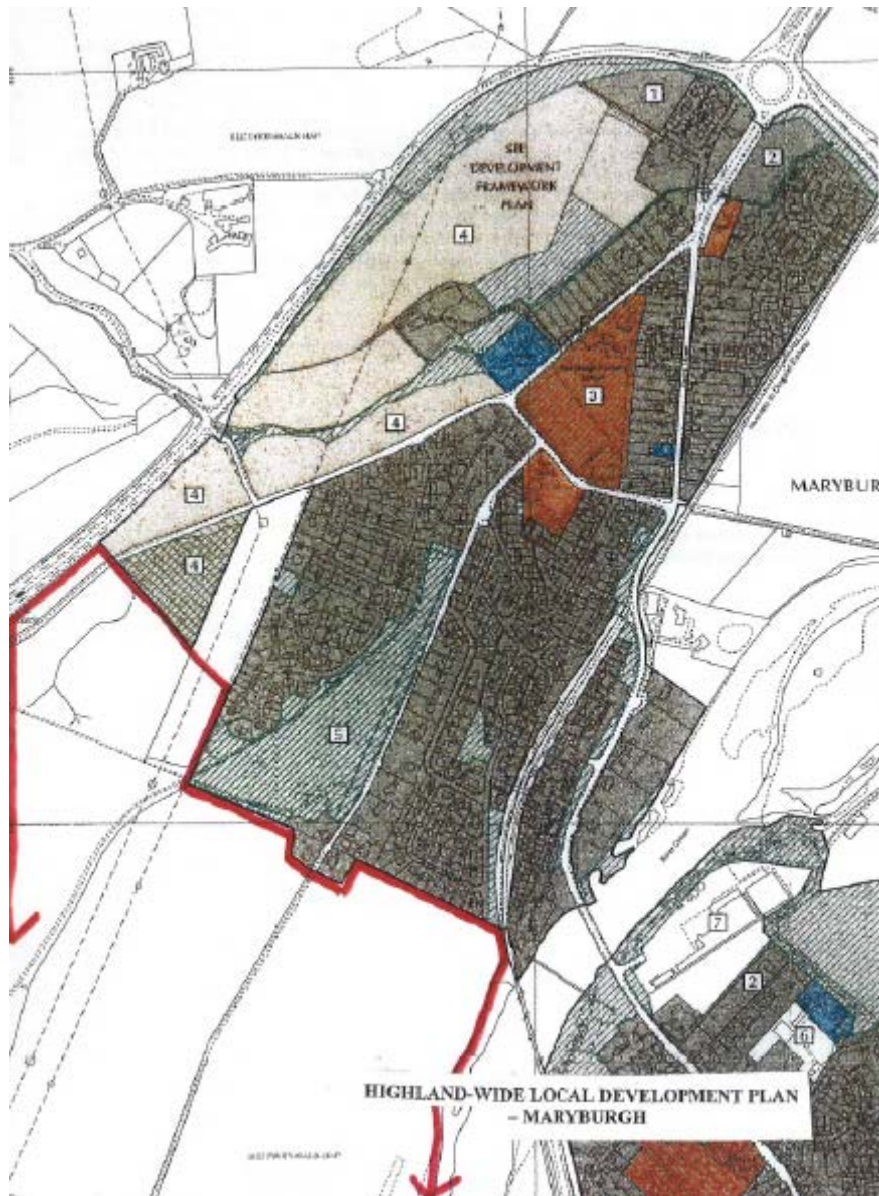
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y		+					This proposal will need to include formal open space provided in accordance with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					The allocation is close to the National Cycle Network and there are paths on the Highland Path Network. The allocation is adjacent to Maryburgh which is served by bus routes.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		+					While more sustainable methods of transport may be provided this will be subject to a section 75 agreement.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y		+					This site will be required to contribute toward the improvement of the local road network.
5	Is there scope for road safety measures as part of the allocation?	Y		+					Street lighting may be required. Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N		=					No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N		+/-					No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N		=					The site is not listed in the Scottish Vacant and Derelict Land Survey.
9	Is the allocation within the current settlement boundary?	N		=					The site is outwith a settlement boundary.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N		=					The East Ross Settlement Landscape Capacity Study identifies the allocation as enclosed farm slopes.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N		=					The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N		=					The allocation does not cover part of nor is it adjacent to any conservation area.

13	Will the allocation impact on any listed building and/or its setting?	Y	=	There are a number of listed buildings on the periphery of this allocation. The development will be required to take due consideration of the listed buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	Y	-	Part of the site is covered by site in the inventory.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites which can be identified in the Historic Environment Record. Any development will be required to take due consideration of the records and its proximity to it. This may involve archaeological investigations of the site.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments on the allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-	The allocation is adjacent to a SSSI and an SAC. Any developments within or adjacent to the SAC must offer protection or enhancement to the qualifying interests of this SAC.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	The allocation is adjacent to risk from 1 in 200 year fluvial flood risk. A flood risk assessment will be required.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no watercourses on the site.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements
24	Can the allocation be connected to the public water and sewerage system?	Y	+	The allocation is adjacent to water and sewerage pipes.
25	Will the allocation have a	Y	=	Mitigation should be able to reduce any

	significant impact on the local landform?			significant impacts on local landform.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is not beside the coast
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The allocation is beside existing settlements however there are other land allocations available.
28	Will the allocation have any impact upon local air quality?	N	=	The development may increase the amount of traffic but it is unlikely to be a sufficient amount to have significant impact on air quality.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development may require street lighting for road safety

Developer Requirements (as identified in the above site assessment:

- Open Space delivered in line with requirements of the Open Space in New Residential Developments: Supplementary Guidance.
- A development at this scale would need to include some street lighting in the interests of road safety.
- Residential areas should incorporate Homezone principles [or similar].
- Due consideration of Listed Buildings.
- Consideration must be taken of the designation from the Inventory of Gardens and Designed Landscapes that partially covers the allocation.
- Developments should take due consideration of the numerous HER features found adjacent to this allocation.
- Developments should have no significant adverse effects on the adjacent Moray Firth SAC.
- A protected species survey, and if appropriate, a mitigation plan will be required.
- A flood risk assessment will be required.
- Sustainable Drainage System Plan is required.
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.



Land at Tore – New Settlement (HWLDP-MIR-137)

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				This proposal will need to include formal open space provided in accordance with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The allocation is adjacent to the National Cycle Network and there are nearby paths on the Highland Path Network. There are several bus routes and stops within and around the allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				While more sustainable methods of transport may be provided this will be subject to a section 75 agreement.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of the local road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Street lighting may be required. Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not listed in the Scottish Vacant and Derelict Land Survey.
9	Is the allocation within the current settlement boundary?	Y			+				The allocation is within the settlement boundary of Tore.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			=				The Inner Moray Firth Landscape Character Assessment identifies the area as intensive farming.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a	N			=				The allocation does not cover part of nor is it adjacent to any conservation area.

	conservation area?			
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites which can be identified in the Historic Environment Record, both in terms of events and monuments. Any development will be required to take due consideration of the records and its proximity to it. This may involve archaeological investigations as part of the development of the site.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments on the allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	No designations on the or adjacent to the allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There is no indication of potential flood risk.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no watercourses on the site.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements
24	Can the allocation be connected to the public water and sewerage	Y	+	The allocation is adjacent to water and sewerage pipes.

	system?			
25	Will the allocation have a significant impact on the local landform?	Y	=	Mitigation should be able to reduce any significant impacts on local landform.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is not beside the coast
27	Does the allocation offer opportunities to make best use of the site?	N	=	The allocation is within an existing settlement however there are other land allocations available.
28	Will the allocation have any impact upon local air quality?	N	=	The development may increase the amount of traffic but it is unlikely to be a sufficient amount to have significant impact on air quality.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development may require street lighting for road safety

Developer Requirements (as identified in the above site assessment:

- Open Space delivered in line with requirements of the Open Space in New Residential Developments: Supplementary Guidance.
- A development at this scale would need to include some street lighting in the interests of road safety.
- Residential areas should incorporate Homezone principles [or similar].
- Developments should take due consideration of HER features found within and adjacent to this allocation.
- A protected species survey, and if appropriate, a mitigation plan will be required.
- Sustainable Drainage System Plan is required.
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.

Land at East of Croy (HWLDP-MIR-131)

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				The allocation will not affect any open space as identified in the Council's Open Space Audit. Any new development would be expected to develop any element of open space in line with the Council's Open Space guidance
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The allocation is within close proximity to Croy's centre which would encourage walking and cycling. There is also a bus route within close proximity to the allocation although an additional bus stop may be required to serve the allocation
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				There is an opportunity to secure planning gain towards active travel, for example provision of an additional bus stop
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				Some off site road improvements may be required to accommodate an allocation of this size within a small settlement – these would be expected to incorporate road safety measures
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles [or similar] could be used throughout the residential areas to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified near the allocation
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not identified in the Scottish Vacant and Derelict Land Survey
9	Is the allocation within the current settlement boundary?	N			-				The site is outwith the current Croy settlement boundary
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				Given the site is currently undeveloped any development on this site will lead to a change in the local landscape which may have a detrimental affect on the distinctiveness or the local landscape.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a	N			=				The allocation does not include any Conservation Areas.

	conservation area?			
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes within or adjacent to the allocation
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There is an HER recorded monument to the top left corner of the site which may be affected – due consideration should be given in this regard
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or adjacent to the allocation
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no natural heritage designations or areas identified for importance to nature conservation within or adjacent to the allocation
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	N	-	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There is no identified risk of fluvial or coastal flooding within the allocation
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no existing watercourse through the allocation
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements which encourage recycling
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both pipes run adjacent to the site therefore it is anticipated that a connection can be made

25	Will the allocation have a significant impact on the local landform?	Y	-	It is likely that there would be a significant impact on the local landform as a result of the allocation given that it is a large site within a small settlement context
26	Will the allocation affect or be affected by coastal erosion?	N	=	It is unlikely the allocation would be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y	-	There are opportunities to take advantage of solar gain with the allocation
28	Will the allocation have any impact upon local air quality?	Y	-	There are potential air quality issues from increased traffic volumes due to the scale of development. However, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road and personal safety. However its use should be minimised.

Developer Requirements (as identified in the above site assessment):

- Home zone principles to be applied
- Open space to be delivered in line with the Council's SPG
- Waste management to be delivered in the line with the Council's requirements



Land at Bridge End, Daviot East (HWLDP-MIR--312)

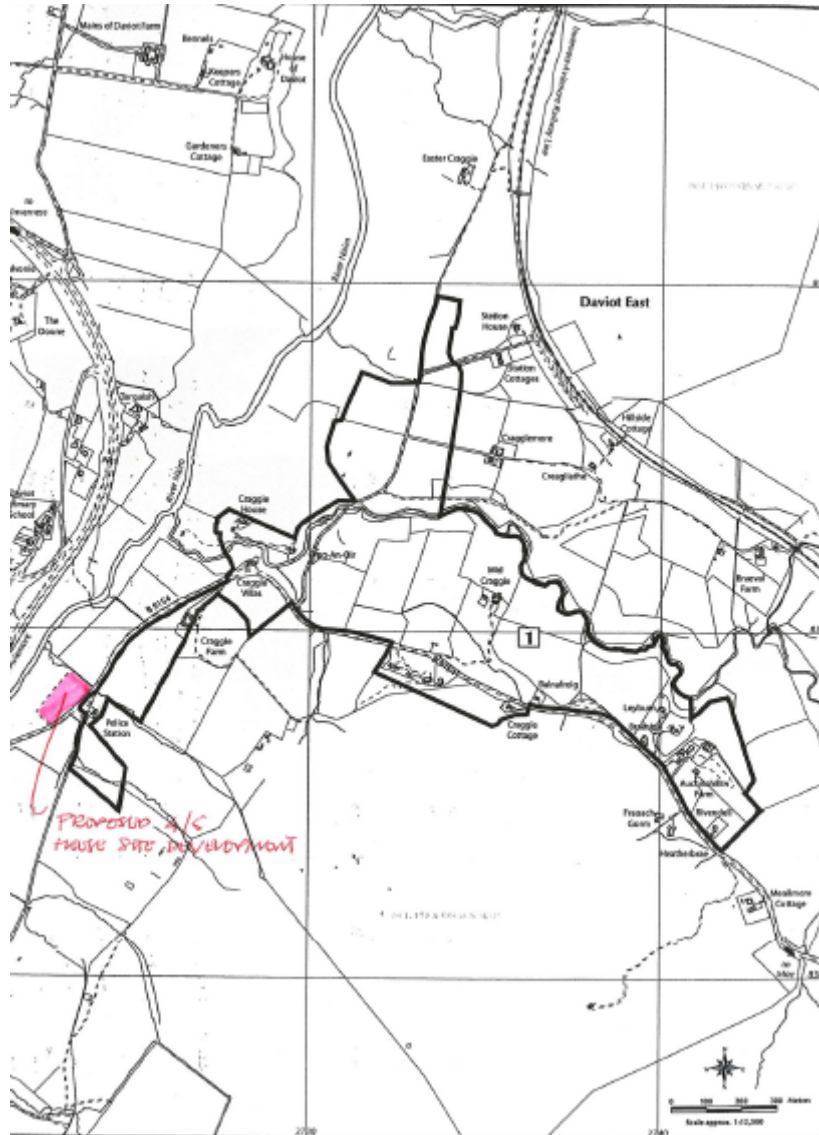
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				There is no open space within the allocation, as identified within the Council's Open Space Audit. As the proposal for the site involves the development of 4 or 5 houses, the Council's Open Space SPG will apply
2	Will the allocation encourage walking, cycling and public transport use?	N			-				There are currently poor bus and cycle links within the allocation. The allocation is also located within a residential with facilities not within walking distance – this would require to be addressed
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				There is scope to secure planning gain towards active travel given that this a development of over 4 houses
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	N			=				It is unlikely that off-site road improvements will occur unless necessary to accommodate development
5	Is there scope for road safety measures as part of the allocation?	Y			+				There is scope to incorporate road safety measures where new roads are developed
6	Is the allocation near any existing "bad neighbour" uses?	N			=				The allocation is not near any existing bad neighbour uses
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The allocation is not identified in the Scottish Vacant & Derelict Land Survey
9	Is the allocation within the current settlement boundary?	N			-				The site is outwith the existing settlement boundary
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				Given the site is currently undeveloped any development on this site will lead to a change in the local landscape which may have a detrimental affect on the distinctiveness or the local landscape.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a	N			=				The allocation does not include any Conservation Areas.

	conservation area?			
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes within or adjacent to the allocation
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	There are no HER identified sites within or adjacent to the allocation
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or adjacent to the site
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no natural heritage designations or areas identified for importance to nature conservation
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	N	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	The allocation is not identified as being at risk from either fluvial or coastal flooding
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan would need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no existing watercourses within the allocation
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements which encourage recycling
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both public water and sewerage pipes run adjacent to the allocation therefore it is assumed a connection can be made

25	Will the allocation have a significant impact on the local landform?	N	=	There may be some impact on the local landform as a result of development however this will be limited, particularly given that the allocation is opposite established development
26	Will the allocation affect or be affected by coastal erosion?	N	=	It is unlikely that the allocation will be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y	+	There are opportunities to take advantage of solar gain with the allocation
28	Will the allocation have any impact upon local air quality?	Y	-	There are potential air quality issues from increased traffic volumes due to expansion of the residential areas. However, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	Any development may need to include some street lighting in the interests of road and personal safety. However its use should be minimised.

Developer Requirements (as identified in the above site assessment):

- Open space to be delivered in line with the Council's SPG
- Waste management to be delivered in line with the Council's requirements
- Road safety measures to be implemented
- A sustainable drainage plan to be produced and implemented



Land at Druim Farm, Nairn (HWLDP-MIR-315)

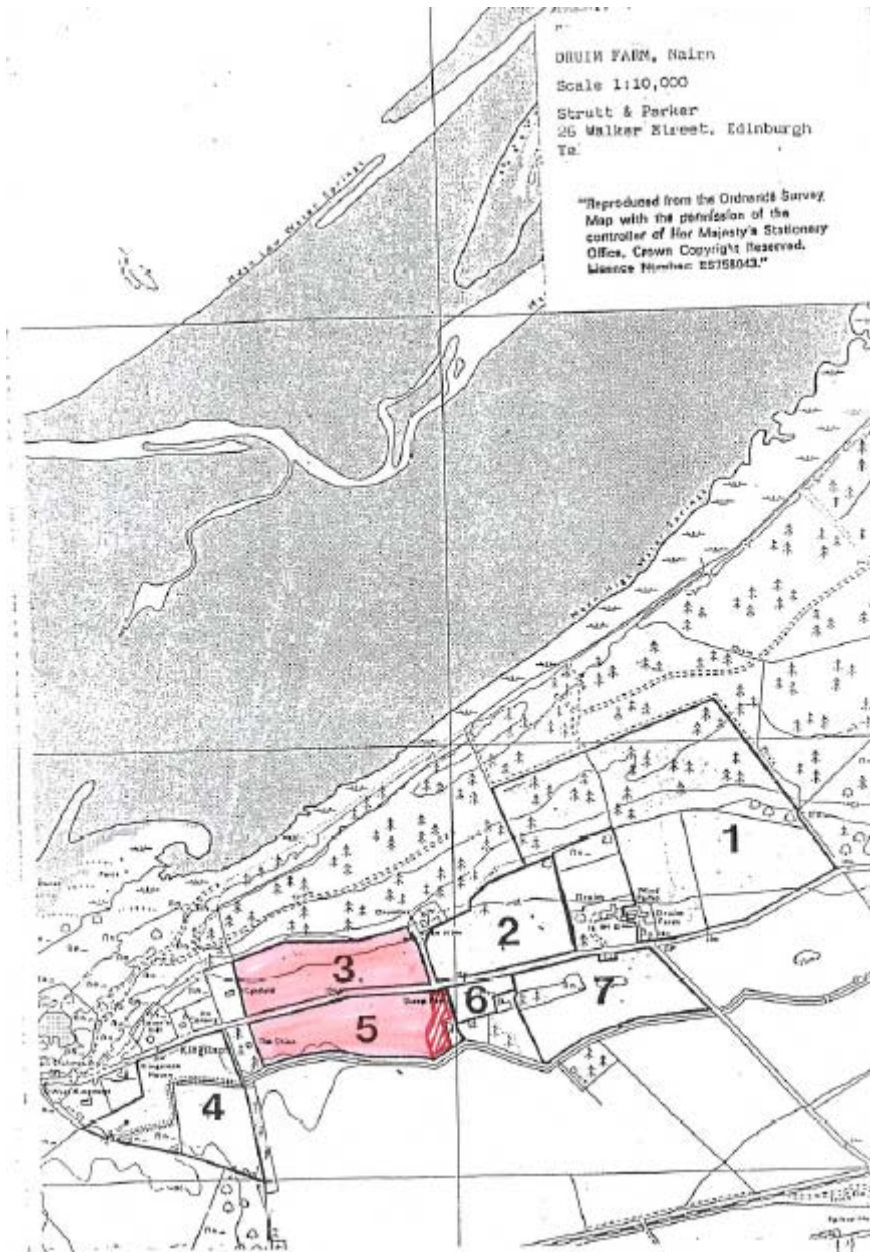
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				This proposal will need to include formal open space provided in accordance with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			=				The allocation is beside the National Cycle Network and some Highland Path Networks. It is not beside a bus route.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				While more sustainable methods of transport may be provided this will be subject to a section 75 agreement.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of the local road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Street lighting may be required. Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not listed in the Scottish Vacant and Derelict Land Survey.
9	Is the allocation within the current settlement boundary?	N			=				The allocation is just outwith the settlement boundary of Nairn.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			=				The Moray and Nairn Landscape Character Assessment identifies the area as coastal forest.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N			=				The allocation does not cover part of nor is it adjacent to any conservation area.

13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings on the allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites which can be identified in the Historic Environment Record. Any development will be required to take due consideration of the records and its proximity to it. This may involve archaeological investigations of the site.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments on the allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-	The allocation is adjacent to a SSSI, a Ramsar and an SPA. Any developments within or adjacent to the SAC and Ramsar must offer protection or enhancement to the qualifying interests of the SPA and Ramsar.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	-	The allocation is adjacent to risk from 1 in 200 year coastal flood risk. A flood risk assessment will be required.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	-	There is one watercourse adjacent to the southern perimeter of the allocation.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements
24	Can the allocation be connected to the public water and sewerage system?	Y	+	The allocation is adjacent to water and sewerage pipes.
25	Will the allocation have a	Y	=	Mitigation should be able to reduce any

	significant impact on the local landform?			significant impacts on local landform.
26	Will the allocation affect or be affected by coastal erosion?	Y	-	The allocation bounds the Moray Firth and so coastal erosion may be an issue. Assessment of the risk of coastal erosion will be required and appropriate mitigation put in place where required.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The allocation is beside existing settlements however there are other land allocations available.
28	Will the allocation have any impact upon local air quality?	N	=	The development may increase the amount of traffic but it is unlikely to be a sufficient amount to have significant impact on air quality.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development may require street lighting for road safety

Developer Requirements (as identified in the above site assessment:

- Open Space delivered in line with requirements of the Open Space in New Residential Developments: Supplementary Guidance.
- A development at this scale would need to include some street lighting in the interests of road safety.
- Residential areas should incorporate Homezone principles [or similar].
- Developments should take due consideration of HER features found adjacent to this allocation.
- Developments should have no significant adverse effects on the adjacent SPA and Ramsar.
- A protected species survey, and if appropriate, a mitigation plan will be required.
- A flood risk assessment will be required.
- Sustainable Drainage System Plan is required.
- No culverting or realigning of watercourses.
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.
- Due to the risk of coastal erosion a scheme of mitigation should be provided with any application.



Land at Home Farm, Inverness (HWLDP-MIR-123-2)

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				The allocation will not affected the provision of open space, as identified in the Council's Open Space Audit. Developments with residential uses are likely to be required to deliver new open space provision in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	N			=				It is unlikely the allocation will encourage walking or cycling given that it is located on the outskirts of the settlement. There is no bus route within close proximity to the site which would need to be addressed
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				There is an opportunity for planning gain in terms of encouraging more sustainable travel patterns, for example contributions may be sought towards addressing lack of bus provision
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				Some off site road improvements may be required to accommodate development of the site, these would be expected to incorporate road safety measures
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles [or similar] will be used throughout the residential areas to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				There are no existing bad neighbour uses near the allocation
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The allocation is not identified in the Scottish Vacant and Derelict Land
9	Is the allocation within the current settlement boundary?	Y			+				The allocation is within the current Inverness settlement boundary
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			=				The Inner Moray Firth Landscape Assessment (2004) does not identify this site as part of an area for landscape protection.
11	Will the allocation affect any remote landscape of value for recreation (wild	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.

	land)?			
12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There is an HER recorded event located throughout the allocation and an HER recorded monument within close proximity to the allocation. Due consideration should be given in this regard to ensure neither is adversely impacted as a result of development
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or adjacent to the site
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no natural heritage designations or areas identified for importance to nature conservation within or adjacent to the allocation
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There is no identified risk of either fluvial or coastal flooding at the allocation
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no existing watercourses within the allocation
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements
24	Can the allocation be connected to the public	Y	+	Both public water and sewerage pipes run adjacent to the site therefore it is assumed a

	water and sewerage system?			connection can be made
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the allocation would have a significant impact on the local landform
26	Will the allocation affect or be affected by coastal erosion?	N	=	It is unlikely the allocation would be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y	+	The allocation could take advantage of solar gain
28	Will the allocation have any impact upon local air quality?	Y	-	There are potential air quality issues from increased traffic volumes due to expansion of the residential areas. However, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale within the city of Inverness would need to include some street lighting in the interests of road and personal safety. However its use should be minimised.

Developer Requirements (as identified in the above site assessment):

- Open space to be delivered in line with the Council's SPG
- Waste management to be delivered in line with the Council's requirements
- Home zone principles to be applied
- Connection to public sewer to be made
- Sustainable Drainage Plan to be developed and implemented
- Protected Species Plan to be undertaken
- Consideration to be given to HER recorded event & monument



Land at Easterfield, Inshes, Inverness (HWLDP-MIR-123)

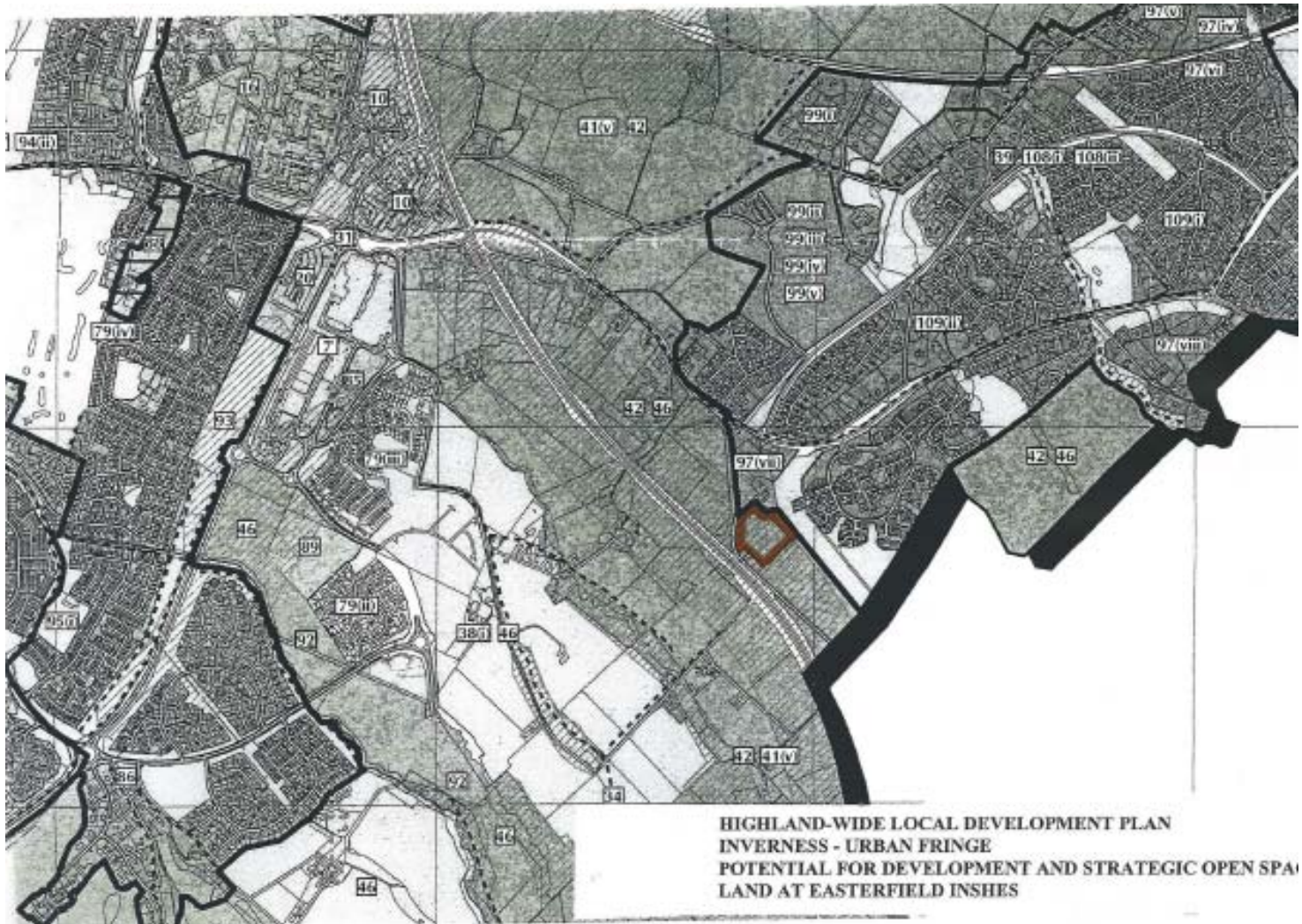
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				The allocation will not affect any open space as identified in the Council's Open Space Audit. Any new development over 4 units would be expected to develop any element of open space in line with the Council's Open Space guidance
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The allocation is within close proximity to established bus stops/route – this would encourage public transport use. There are no identified path or cycleways within or close to the allocation and distance to the town centre may result in high car usage
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				There is an opportunity to secure planning gain towards encouraging more sustainable travel patterns. Developer contributions may therefore be sought towards active travel
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				It is likely that off site road improvements would be required to accommodate the allocation, these would be expected to implement road safety measures where appropriate
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles [or similar] could be used throughout the residential areas to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified near the allocation
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not identified in the Scottish Vacant and Derelict Land Survey
9	Is the allocation within the current settlement boundary?	Y			+				The site within the current Inverness settlement boundary
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				Given the site is currently undeveloped any development on this site will lead to a change in the local landscape which may have a detrimental affect on the distinctiveness or the local landscape.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.

12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes within or adjacent to the allocation
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	There are no HER recorded sites within or adjacent to the allocation
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or adjacent to the allocation
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no natural heritage designations or areas identified for importance to nature conservation within or adjacent to the allocation
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	N	-	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There is no identified risk of fluvial or coastal flooding within the allocation
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no existing watercourses within the allocation
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements which encourage recycling
24	Can the allocation be connected to the public water and sewerage	Y	+	Both pipes run adjacent to the site therefore it is anticipated that a connection can be made

	system?			
25	Will the allocation have a significant impact on the local landform?	N	=	This is an extension of established development and is not likely to have a significant impact on local landform
26	Will the allocation affect or be affected by coastal erosion?	N	=	It is unlikely that the allocation will be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y/ N	=	Given the allocation is within close proximity to the A9 residential development may not be entirely appropriate
28	Will the allocation have any impact upon local air quality?	Y	-	There are potential air quality issues from increased traffic volumes due to development. However, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	=	Any development would need to include some street lighting in the interests of road and personal safety. However its use should be minimised.

Developer Requirements (as identified in the above site assessment):

- Home zone principles to be applied
- Open space to be delivered in line with the Council's SPG
- Waste management to be delivered in the line with the Council's requirements
- Developer contributions may be sought towards active travel
- Connection to public sewer will be required
- Sustainable Drainage Plan should be developed and implemented



Land at Fairways (HWLDP-MIR-69)

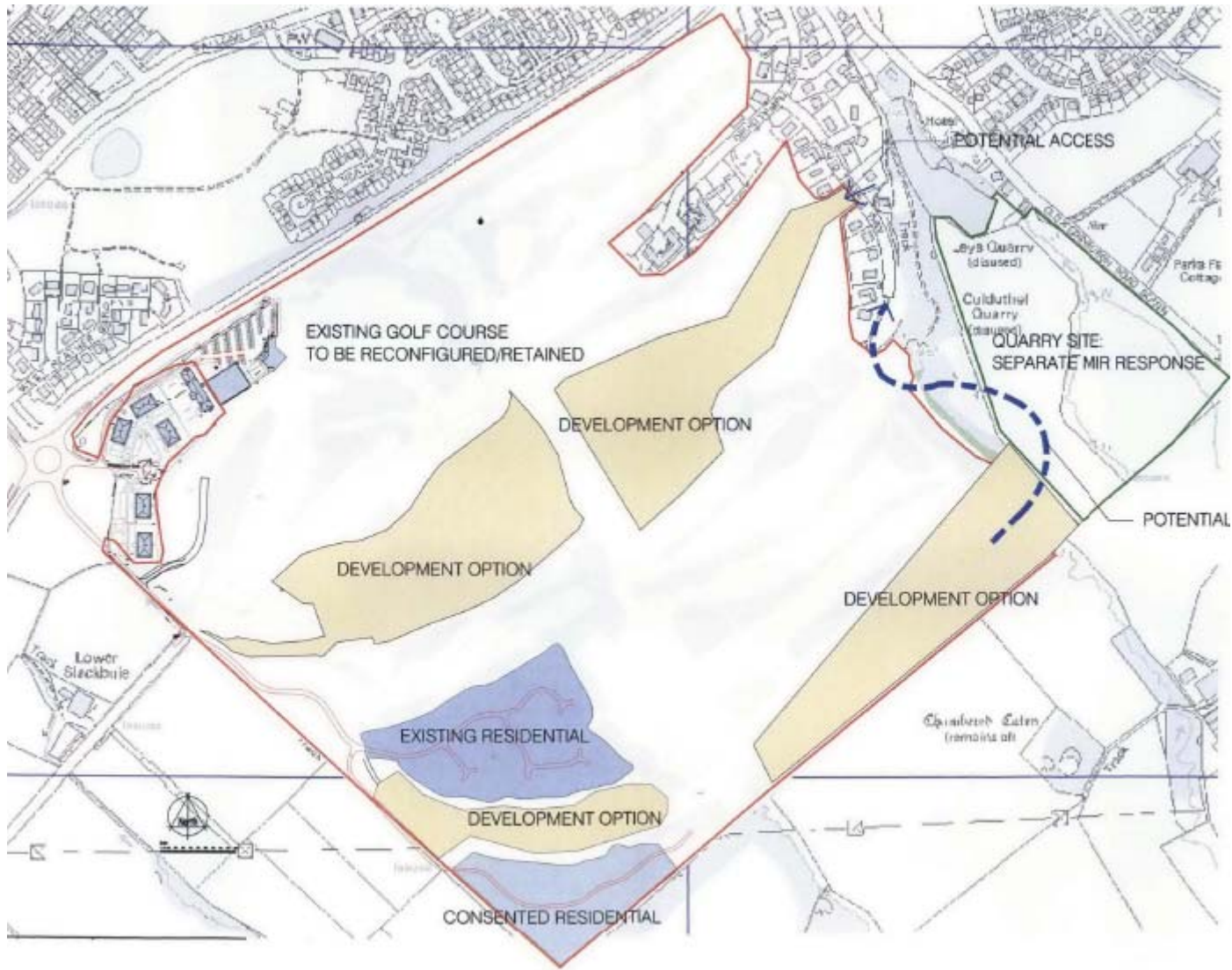
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			=				The allocation will not affect any open space, as identified in the Council's Open Space Audit however an element of the site is identified as being 'generalist woodland' in the Highland Green Network. Due consideration will be required in this regard
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The allocation is within walking distance of a bus route along the southern distributor road which would encourage public transport use. There are several identified candidate paths from the Highland Path Record throughout the site which will encourage walking when implemented. In terms of cycling there are currently no identified cycleways throughout the site which would require to be addressed
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				There is an opportunity to secure planning gain towards active travel, for example provision of an additional bus stop to serve the site or development of cycleways to encourage cycling
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				The allocation may involve off site road improvements that will contribute to road safety
5	Is there scope for road safety measures as part of the allocation?	Y			+				There is scope for new roads within the allocation to incorporate home zone principles – these encourage a shared street surface between vehicles and pedestrians to encourage lower driving speeds
6	Is the allocation near any existing "bad neighbour" uses?	N			=				The allocation is not near any existing bad neighbour uses
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The allocation is not identified in the Scottish Vacant and Derelict Land Survey and is also not classed as brownfield – the site is currently in use as a golf course with some elements of residential development
9	Is the allocation within the current settlement boundary?	Y			+				The site is within the current Inverness settlement boundary
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				Given the site is currently undeveloped any development on this site will lead to a change in the local landscape which may have a detrimental affect on the distinctiveness or the local landscape.
11	Will the allocation affect	N			=				The site is not shown on Map 3 of SNH's Policy

	any remote landscape of value for recreation (wild land)?			Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	No part of this allocation forms part of or is adjacent to a conservation area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	Y	=	Circa 40% of the allocation is classed as a site identified in the Inventory of Gardens and Designed – this is located to the south west of the allocation however this area has already been partially developed. Due consideration would need to be given in this regard
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	There are no HER identified sites within or adjacent to this allocation.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Schedule Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	The allocation is not within or adjacent to any natural heritage designation or areas identified for importance to nature conservation
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	N	=	There are no uses allocated which will provide energy from a renewable source. Any development however would need to meet the requirements of the designing for sustainability guidance, this encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	Y	=	There is an identified risk of fluvial flooding in the allocation as a result of an existing watercourse which runs down the centre of the site – a flood risk assessment may be required in this regard and suitable mitigation measures implemented where required
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	=	There is an existing watercourse through the centre of the site which may be affected if the allocation was developed
23	Will the allocation offer	Y	+	Any new development would be expected to implement the Council's waste management

	opportunities for sustainable waste management?			requirements which encourage recycling
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both public water and sewerage pipes are located within the site therefore it is assumed that a connection can be made
25	Will the allocation have a significant impact on the local landform?	N	=	The proposal for the allocation involves reconfiguration of an existing golf course which will not dramatically alter the landform. Part of the proposal also includes an element of residential development however given that there is existing and consented development within the area already, it is not felt that this will have a significant impact on the local landform
26	Will the allocation affect or be affected by coastal erosion?	N	=	It is not felt that the allocation will be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y	+	The allocation offers opportunity to make best use of the site given that it is south facing and can take advantage of solar gain
28	Will the allocation have any impact upon local air quality?	Y	=	Any development would have a impact on local air quality, however sustainable travel will be encouraged which should help to keep this to minimal levels
29	Will the allocation have an impact on light pollution levels?	Y	=	Any development would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment):

- Consideration to be given to land allocated in the Green Network
- Developer contribution may be required to active travel
- Home zones may need to be incorporated as part of residential development
- Due consideration to the site's partial designation in the Inventory of Gardens & Designated Landscapes
- Flood Risk Assessment may need to be undertaken
- Connection to public sewer to be made
- Sustainable Drainage System Plan to be produced and implemented



Land at Flemington (HWLDP-MIR-128)

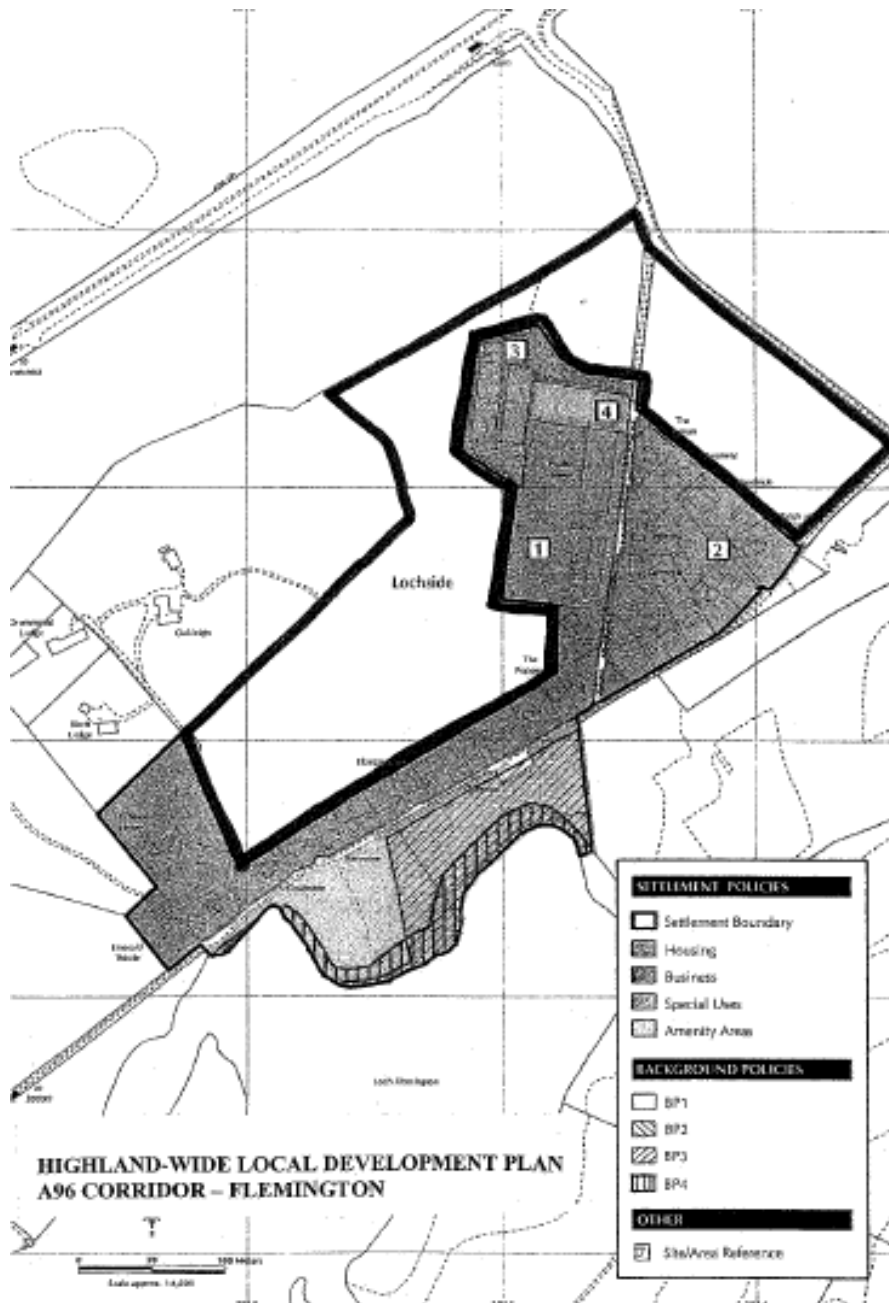
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				This allocation will not affect any open space identified in the Highland Open Space Audit. As the land will be allocated for mixed use it will be required to deliver open space in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The allocation is within walking distance to local facilities with a bus route also within walking distance. There is a lack of formal cycle paths which would be required to be addressed
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				There is an opportunity to seek planning gain towards encouraging more sustainable, for example provision of an additional bus stop to serve the allocation or development of cycle paths within the allocation
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				Given the size of the allocation it is likely that some off site road improvements would be required to provide suitable access to the allocation – these would expected to incorporate road safety measures
5	Is there scope for road safety measures as part of the allocation?	Y			+				There is scope to incorporate homezone principles throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	Y			-				The Inverness Local Plan map shows that the allocation is located next to 'poultry sheds' which may be considered bad neighbour use, particularly if slaughtering is involved
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not identified in the Scottish Vacant and Derelict Land Survey. This would be considered a greenfield site
9	Is the allocation within the current settlement boundary?	N			-				The allocation is outwith the current 'Lochside' settlement boundary as identified in the Inverness Local Plan
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				Given the site is currently undeveloped any development on this site will lead to a change in the local landscape which may have a detrimental affect on the distinctiveness or the local landscape.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.

12	Will the allocation affect a conservation area?	N	=	No part of this allocation forms part of or is adjacent to a conservation area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	There are no HER identified sites within the allocation, however there are some within close proximity – due consideration should be given to maintain their setting
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Schedule Monuments within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	=	The allocation is within close proximity to a SSSI and Special Protection Area – suitable mitigation measures may be required to ensure these designations are protected
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	N	=	There are no uses allocated which will provide energy from a renewable source. The development would need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	The allocation is not identified as being at risk of either fluvial or coastal flooding
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no existing watercourses in the site
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements which encourage recycling
24	Can the allocation be connected to the public water and sewerage	Y	+	Both pipes run through the allocation therefore it is anticipated that a connection can be made

	system?			
25	Will the allocation have a significant impact on the local landform?	Y/ N	=	Given that this is a greenfield site in a small settlement it is likely there will be some impact on the local landform
26	Will the allocation affect or be affected by coastal erosion?	N	=	It is unlikely the allocation would be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y	+	The allocation offers an opportunity to provide more facilities for the settlement and to round off the settlement
28	Will the allocation have any impact upon local air quality?	Y	-	There are potential air quality issues from increased traffic volumes due to expansion of the residential areas. However, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road and personal safety. However its use should be minimised.

Developer Requirements (as identified in the above site assessment):

- Open space to be delivered in line with the Council' SPG
- Waste management to be delivered in line with the Council's requirements
- Developer contributions may be sought towards active travel
- Consideration should be given to HER identified sites within close proximity to the allocation
- Consideration/ mitigation may be required with regard to the SSSI/ SPA to the south of the allocation
- Connection to the public sewer should be made
- Home zone principles to be applied where appropriate
- A sustainable drainage plan should be produced and implemented
- Protected Species Survey to be undertaken



Land at Muir of Ord (HWLDP-MIR-98)

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				This allocation will not affect any open space identified in the Highland Open Space Audit. As the land is proposed to be allocated for mixed use it will be required to deliver open space in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y/ N			=				At present there are no identified paths, cycleways or bus routes present within or near the allocation, this would require to be addressed. Mixed use development is proposed for the allocation which would ensure residential properties are within walking distance of commercial facilities
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				The allocation provides an opportunity to secure planning gain in terms of encouraging more sustainable travel patterns, for example contributions towards active travel may be sought. This may include development of paths, cycleways or provision of a bus route to service the allocation
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				It is likely that off site road improvements would be required, these would be expected to ensure road safety measures were incorporated where required
5	Is there scope for road safety measures as part of the allocation?	Y			+				The allocation could incorporate home zone principles within the residential element - these encourage a shared surface between pedestrians and vehicles which ensures vehicles speed remains low
6	Is the allocation near any existing "bad neighbour" uses?	N			=				There is an industrial estate opposite the allocation which may be considered bad neighbour
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The allocation is not identified in the Scottish Vacant and Derelict Land Survey
9	Is the allocation within the current settlement boundary?	Y/ N			=				The site is predominantly within the current Muir of Ord settlement boundary as identified in the Ross and Cromarty East Local Plan
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				Given the site is currently undeveloped any development on this site will lead to a change in the local landscape which may have a detrimental affect on the distinctiveness or the local landscape.
11	Will the allocation affect any remote landscape of	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of

	value for recreation (wild land)?			Remote Coast by THC.
12	Will the allocation affect a conservation area?	N	=	No part of this allocation forms part of or is adjacent to a conservation area.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes within or adjacent to the allocation
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	There are no HER identified sites in or adjacent to the allocation
16	Will the allocation impact on ant Scheduled Monument and/or its setting?	Y	=	There is a Scheduled Monument located towards the eastern edge of the site – due consideration would need to be given in this regard to ensure any development would not adversely impact on the monument and/or its setting
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are natural heritage designations or areas identified for importance to nature conservation in or adjacent to the allocation
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	N	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance, this will encourage the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	The SEPA 1 in 200 year flood Risk Mapping does not consider this site to be at risk of either coastal or fluvial flooding however there is an area at risk of fluvial flooding located to the west of the site which may need to be assessed
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any greenfield development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There no existing watercourses within the allocation
23	Will the allocation offer opportunities for sustainable waste	Y	+	Any new development would be expected to implement the Council's requirements for waste management which encourage recycling

	management?			
24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both public water and sewerage pipes are currently present along the east of allocation therefore it is assumed that a connection can be made
25	Will the allocation have a significant impact on the local landform?	N	=	The allocation is within an already established industrial area so any impact of new development will be minimal
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is not likely to be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y	+	The site makes good use of the site in that is predominantly within the existing settlement boundary and able to 'round off' the settlement – in addition it is south facing and able to take advantage of solar gain
28	Will the allocation have any impact upon local air quality?	N	=	It is unlikely a development of this scale will affect local air quality either through emissions from the allocation itself or through emissions from additional traffic on the roads causing congestion.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety however this would be limited to distributor roads.

Developer Requirements (as identified in the above site assessment):

- Due consideration to be given to the Scheduled monument and its setting
- A Sustainable Drainage Plan will need to be development and implemented
- Developer contributions may be sought towards active travel
- Waste management would be expected to be delivered in line with the Council's guidance
- Open space would be expected to be delivered in line with the Council's guidance

Balloch Farm, Inverness (HWLDP-MIR-98)

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				This proposal will need to include formal open space provided in accordance with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The allocation is beside the National Cycle Network and some Highland Path Networks. There are existing bus routes to the periphery of the allocation.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				While more sustainable methods of transport may be provided this will be subject to a section 75 agreement.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of the local road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Street lighting may be required. Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not listed in the Scottish Vacant and Derelict Land Survey.
9	Is the allocation within the current settlement boundary?	Y			+				The allocation is within the settlement boundary.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				The Inverness District Landscape Character Assessment identifies the area as being rolling farmland and woodland.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a	N			=				The allocation has a nearby Conservation Area.

	conservation area?			
13	Will the allocation impact on any listed building and/or its setting?	Y	=	There are a number of listed buildings on the periphery of this allocation. The masterplan will be required to take due consideration and respect the buffer zones around each of the listed buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	Y	-	The allocation is adjacent to a feature listed in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites which can be identified in the Historic Environment Record. Any development will be required to take due consideration of the records and its proximity to it. This may involve archaeological investigations of the site.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	Y	+	There is a Scheduled Monument on the allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	Y	-	The allocation is adjacent to a SSSI, a Ramsar and an SPA. Any developments within or adjacent to the SAC and Ramsar must offer protection or enhancement to the qualifying interests of the SPA and Ramsar.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	-	There is no indication of potential flooding on the site.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	-	There is one watercourse on the allocation.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements
24	Can the allocation be connected to the public water and sewerage	Y	+	The allocation is adjacent to water and sewerage pipes.

	system?			
25	Will the allocation have a significant impact on the local landform?	Y	=	Mitigation should be able to reduce any significant impacts on local landform.
26	Will the allocation affect or be affected by coastal erosion?	Y	-	Part of the allocation is close to the Moray Firth and so coastal erosion may be an issue. Assessment of the risk of coastal erosion will be required and appropriate mitigation put in place where required.
27	Does the allocation offer opportunities to make best use of the site?	Y	-	The allocation is within an existing settlement boundary however there are other land allocations available. The allocation is currently identified in the Inverness Local Plan as amenity land.
28	Will the allocation have any impact upon local air quality?	Y	-	Potential increases in road traffic may have an adverse impact on local air quality for adjacent residential areas. The site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety.

Developer Requirements (as identified in the above site assessment:

- Open Space delivered in line with requirements of the Open Space in New Residential Developments: Supplementary Guidance.
- A development at this scale would need to include some street lighting in the interests of road safety.
- Residential areas should incorporate Homezone principles [or similar].
- The masterplan should take due consideration of the numerous Listed Buildings and their associated buffer zones.
- Consideration must be taken of the designation from the Inventory of Gardens and Designed Landscapes that is adjacent to the allocation.
- Developments should take due consideration of HER features found on and adjacent to this allocation.
- The masterplan should provide for the protection for the Scheduled Monument on site.
- Developments should have no significant adverse effects on the adjacent SPA and Ramsar.
- A protected species survey, and if appropriate, a mitigation plan will be required.
- Sustainable Drainage System Plan is required.
- No culverting of realigning of watercourses.
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.
- Due to the risk of coastal erosion a scheme of mitigation should be provided with any application.



Land at Knockbrack, Tain (HWLDP-MIR-139)

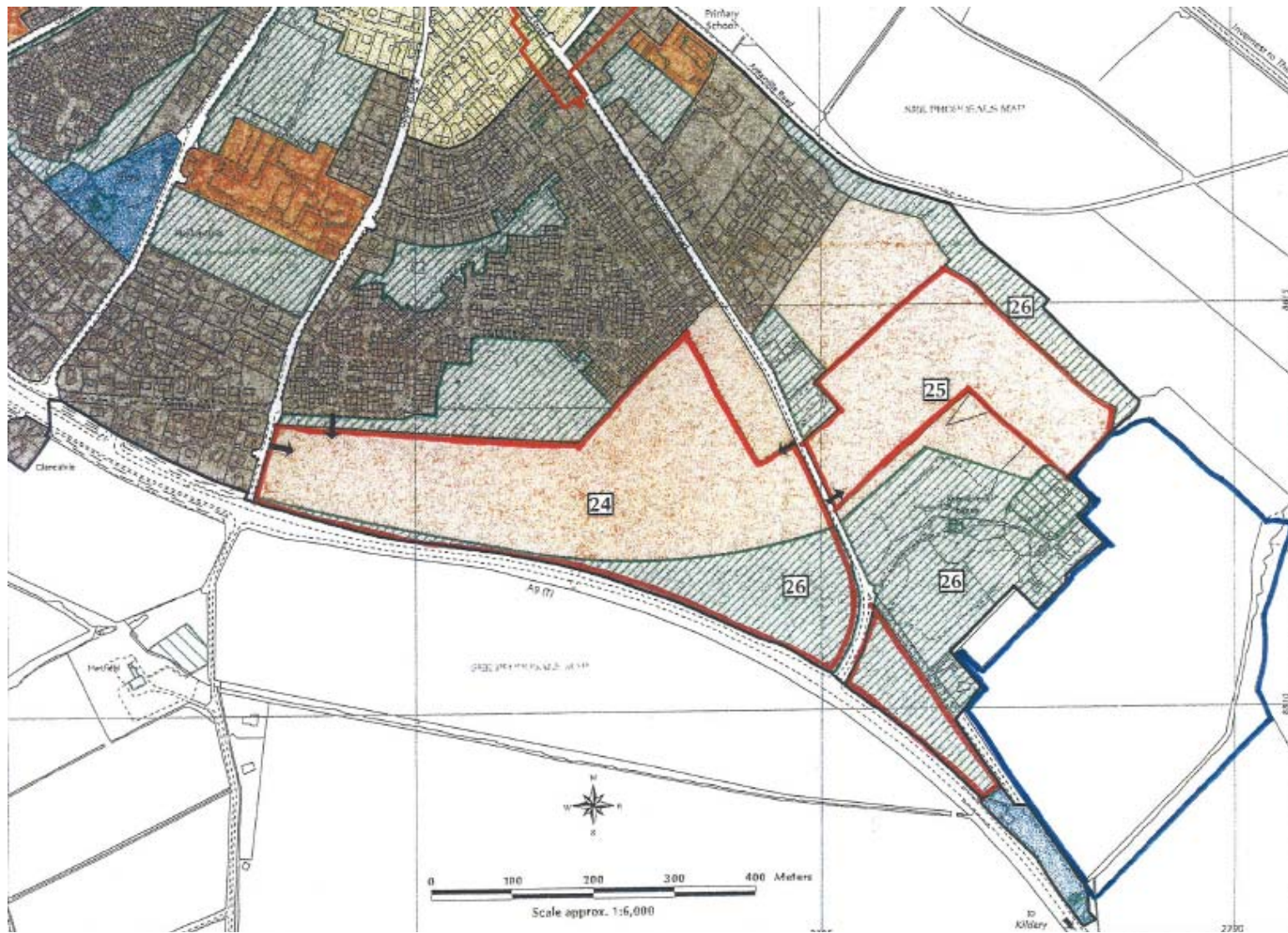
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y		+					This proposal will need to include formal open space provided in accordance with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					The allocation is close to the National Cycle Network and there are paths on the Highland Path Network. It is served by a bus route and is close to bus stops.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		+					While more sustainable methods of transport may be provided this will be subject to a section 75 agreement.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y		+					This site will be required to contribute toward the improvement of the local road network.
5	Is there scope for road safety measures as part of the allocation?	Y		+					Street lighting may be required. Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N		=					No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N		+/-					No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N		=					The site is not listed in the Scottish Vacant and Derelict Land Survey.
9	Is the allocation within the current settlement boundary?	Y		=					Part of the allocation is within the settlement boundary for Tain.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N		=					The East Ross Settlement Landscape Capacity Study identifies the allocation as intensive farming with long, broad views.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N		=					The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a	N		=					The allocation is not within a Conservation Area but it is close to Tain Conservation Area.

	conservation area?			
13	Will the allocation impact on any listed building and/or its setting?	Y	=	There are a number of listed buildings on the periphery of this allocation. The development will be required to take due consideration of the listed buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites which can be identified in the Historic Environment Record. Any development will be required to take due consideration of the records and its proximity to it. This may involve archaeological investigations of the site.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There is no Schedule Monument within or adjacent to this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no natural heritage designations in or adjacent to the allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There is no indication of potential flood risk on the allocation.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no watercourses on the site.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements
24	Can the allocation be connected to the public water and sewerage system?	Y	+	The allocation is adjacent to water and sewerage pipes.

25	Will the allocation have a significant impact on the local landform?	Y	+	Mitigation should be able to reduce any significant impacts on local landform.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is not beside the coast
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The allocation is beside existing settlements however there are other land allocations available.
28	Will the allocation have any impact upon local air quality?	N	=	The development may increase the amount of traffic but it is unlikely to be a sufficient amount to have significant impact on air quality.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development may require street lighting for road safety

Developer Requirements (as identified in the above site assessment:

- Open Space delivered in line with requirements of the Open Space in New Residential Developments: Supplementary Guidance.
- A development at this scale would need to include some street lighting in the interests of road safety.
- Residential areas should incorporate Homezone principles [or similar].
- Due consideration of Listed Buildings.
- Developments should take due consideration of HER features found adjacent to this allocation.
- A protected species survey, and if appropriate, a mitigation plan will be required.
- Sustainable Drainage System Plan is required.
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.



Land at Leanach (HWLDP-MIR-311)

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				There is no Open Space as identified in the Council's Open Space Audit within or close to the allocation
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					The site benefits from being located within close proximity to the cycle network, however a bus route would be required to serve the allocation. The allocation is some walking distance from facilities however.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	N			=				There is limited opportunity to seek planning gain given the proposal is for a 3 house development
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	N			=				There would be limited off site road improvements involved
5	Is there scope for road safety measures as part of the allocation?	Y		+					There is some scope to incorporate road safety features where new roads are created
6	Is the allocation near any existing "bad neighbour" uses?	N			=				The allocation is not located near any bad neighbour uses
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not identified in the Scottish Vacant and Derelict Land Survey and is not currently in use
9	Is the allocation within the current settlement boundary?	Y/ N			-				Only part of the allocation is within the current settlement boundary, the majority of the allocation is located outwith
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				Given the site is currently undeveloped any development on this site will lead to a change in the local landscape which may have a detrimental affect on the distinctiveness or the local landscape.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	Y			-				The allocation is located within a Conservation Area

13	Will the allocation impact on any listed building and/or its setting?	N	=	The allocation does not include any Listed Buildings.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There is a HER identified monument located just outwith the allocation – due consideration should be given to maintaining its setting
16	Will the allocation impact on ant Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments located within or adjacent to the site
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There no natural heritage designations or areas identified for importance to nature conservation within the allocation
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	N	=	There are no uses allocated which will provide energy from a renewable source. The development would need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	The allocation is not identified as being at risk from fluvial or coastal flooding
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no existing watercourses within the allocation
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements which encourage recycling
24	Can the allocation be connected to the public water and sewerage system?	Y	+	There are both pipes running adjacent to the site therefore it is assumed connections can be made
25	Will the allocation have a	N	=	It is likely that the allocation would have some

	significant impact on the local landform?			impact on the local landform given this is a greenfield site however this would not be significant
26	Will the allocation affect or be affected by coastal erosion?	N	=	The site is not likely to be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y	+	There is an opportunity to take advantage of solar gain
28	Will the allocation have any impact upon local air quality?	N	=	The allocation is not likely to have an impact on air quality
29	Will the allocation have an impact on light pollution levels?	Y	=	Street lighting may be required in the interests of safety however this should be kept to a minimum

Developer Requirements (as identified in the above site assessment):

- Consideration to be given to protecting the Conservation Area
- Consideration to be given to maintaining the setting of the HER identified site
- Waste management to be delivered in line with the Council's requirements

Land at Lochuichart Estate (HWLDP-MIR-135)

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y		+					This proposal will need to include formal open space provided in accordance with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y		+					There are paths on the Highland Path Network adjacent to the site.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		+					While more sustainable methods of transport may be provided this will be subject to a section 75 agreement.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y		+					This site will be required to contribute toward the improvement of the local road network.
5	Is there scope for road safety measures as part of the allocation?	Y		+					Street lighting may be required. Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N		=					No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N		+/-					No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N		=					The site is not listed in the Scottish Vacant and Derelict Land Survey.
9	Is the allocation within the current settlement boundary?	N		=					The allocation is outwith the settlement boundary for Muir of Ord.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N		=					The East Ross Settlement Landscape Capacity Study identifies the allocation as crofting.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N		=					The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a	N		=					The allocation does not cover part of nor is it adjacent to any conservation area.

	conservation area?			
13	Will the allocation impact on any listed building and/or its setting?	Y	=	There is a listed building on the periphery of this allocation. The development will be required to take due consideration of the listed building.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites which can be identified in the Historic Environment Record. Any development will be required to take due consideration of the records and its proximity to it. This may involve archaeological investigations of the site.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments on the allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no Scheduled Monuments in the allocation.
18	Will the allocation affect any priority habitat or species?	Y	-	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There is no indication of potential flooding within the allocation.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	=	There are watercourses on the allocation but the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements
24	Can the allocation be connected to the public water and sewerage system?	Y	+	The allocation is adjacent to water and sewerage pipes.

25	Will the allocation have a significant impact on the local landform?	Y	=	Mitigation should be able to reduce any significant impacts on local landform.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is not beside the coast
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The allocation is beside an existing settlement however there are other land allocations available.
28	Will the allocation have any impact upon local air quality?	N	=	The development may increase the amount of traffic but it is unlikely to be a sufficient amount to have significant impact on air quality.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development may require street lighting for road safety

Developer Requirements (as identified in the above site assessment:

- Open Space delivered in line with requirements of the Open Space in New Residential Developments: Supplementary Guidance.
- A development at this scale would need to include some street lighting in the interests of road safety.
- Residential areas should incorporate Homezone principles [or similar].
- Due consideration of Listed Building.
- Developments should take due consideration of HER features found adjacent to this allocation.
- A protected species survey, and if appropriate, a mitigation plan will be required.
- Sustainable Drainage System Plan is required.
- No culverting or realigning of watercourses.
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.



Land at Oldtown of Leys (HWLDP-MIR-123)

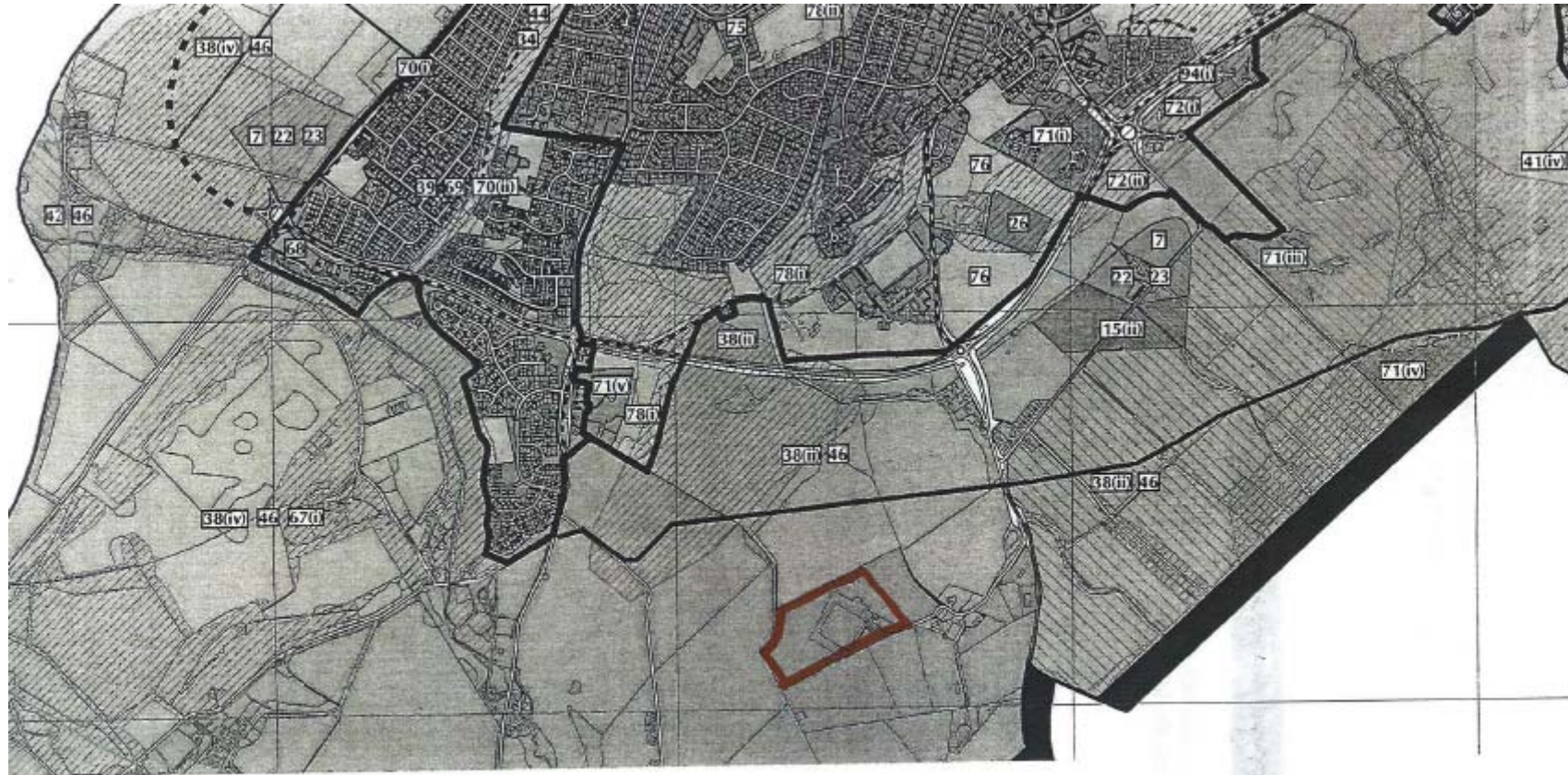
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	N			=				There is no open space as identified within the Council's Open Space audit within the site. The allocation proposes to develop allotments which may be considered open space
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The allocation is within walking distance of a bus route which would encourage public transport use. There are no formal paths or cycleways linking into the allocation which may need to be addressed
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				There is opportunity to secure planning gain towards encouraging more sustainable travel
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	N			=				It is unlikely off site road improvement would be required to accommodate development of the allocation
5	Is there scope for road safety measures as part of the allocation?	N			=				It is unlikely additional roads would be created as a result of the allocation
6	Is the allocation near any existing "bad neighbour" uses?	N			=				There are no identified bad neighbour uses near the allocation
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not identified in the Scottish Vacant and Derelict Land Survey. The allocation is currently in agricultural use
9	Is the allocation within the current settlement boundary?	Y			+				The site is within the current Inverness settlement boundary
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				Given the site is currently undeveloped any development on this site will lead to a change in the local landscape which may have a detrimental affect on the distinctiveness or the local landscape.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a conservation area?	N			=				The allocation does not include any Conservation Areas.
13	Will the allocation impact	N			=				The allocation does not include any Listed Buildings.

	on any listed building and/or its setting?			
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	There are no sites identified in the Inventory of Gardens and Designed Landscapes within or adjacent to the allocation
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	There are no HER recorded sites within or adjacent to the allocation
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments within or adjacent to the allocation
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no natural heritage designations or areas identified for importance to nature conservation within or adjacent to the allocation
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	N	=	There are no uses allocated which will provide energy from a renewable source.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There is no identified risk of fluvial or coastal flooding within or adjacent to the allocation
21	Will the allocation impact on ground water or surface water drainage?	Y	=	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	N	=	There are no existing watercourses within the allocation
23	Will the allocation offer opportunities for sustainable waste management?	Y	=	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements (if applicable)
24	Can the allocation be connected to the public water and sewerage system?	Y	=	Both pipes run throughout the allocation therefore it is assumed a connection can be made if required
25	Will the allocation have a significant impact on the local landform?	N	=	This type of development is unlikely to have a significant impact on the local landform

26	Will the allocation affect or be affected by coastal erosion?	N	=	It is unlikely the allocation would be affected by coastal erosion
27	Does the allocation offer opportunities to make best use of the site?	Y	+	The site is well placed to take advantage of solar gain
28	Will the allocation have any impact upon local air quality?	N	=	It is unlikely the allocation will have any impact on local air quality
29	Will the allocation have an impact on light pollution levels?	N	=	It is unlikely the allocation will have any impact on local light pollution levels

Developer Requirements (as identified in the above site assessment):

- Sustainable Drainage Plan to be developed and implemented
- HER recorded event to be given due consideration



**HIGHLAND-WIDE LOCAL DEVELOPMENT PLAN
INVERNESS - URBAN FRINGE
POTENTIAL FOR DEVELOPMENT AND STRATEGIC OPEN SPACE
LAND AT OLDTOWN OF LEYS**

Land at Newmore Farm, Alness (HWLDP-MIR-303)

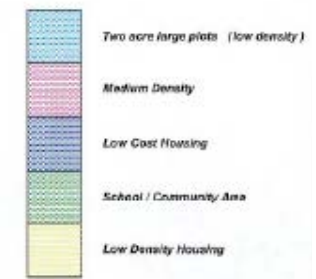
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y		+					This proposal will need to include formal open space provided in accordance with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y/ N		+					The allocation is close to the National Cycle Network and there are paths on the Highland Path Network. There is no current bus route.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y		+					While more sustainable methods of transport may be provided this will be subject to a section 75 agreement.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y		+					This site will be required to contribute toward the improvement of the local road network.
5	Is there scope for road safety measures as part of the allocation?	Y		+					Street lighting may be required. Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N		=					No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N		+/-					No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N		=					The site is not listed in the Scottish Vacant and Derelict Land Survey.
9	Is the allocation within the current settlement boundary?	N		=					The site is outwith a settlement boundary.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N		=					The Inner Moray Firth Landscape Character Assessment identifies the allocation as being enclosed farmed landscape.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N		=					The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a	N		=					The allocation does not cover part of nor is it adjacent to any conservation area.

	conservation area?			
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings within or adjacent to the allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites which can be identified in the Historic Environment Record. Any development will be required to take due consideration of the records and its proximity to it. This may involve archaeological investigations of the site.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments on the allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no natural heritage designations within the allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There are indications of potential flood risk on the allocation.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	=	There are watercourses on the allocation but the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements
24	Can the allocation be connected to the public water and sewerage system?	Y	+	The allocation is adjacent to water and sewerage pipes.

25	Will the allocation have a significant impact on the local landform?	Y	=	Mitigation should be able to reduce any significant impacts on local landform.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is not beside the coast
27	Does the allocation offer opportunities to make best use of the site?	N	=	The allocation is outwith any of the main settlements, however it may offer opportunities to provide housing outwith the larger settlements via a Masterplan.
28	Will the allocation have any impact upon local air quality?	N	=	The development may increase the amount of traffic but it is unlikely to be a sufficient amount to have significant impact on air quality.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development may require street lighting for road safety

Developer Requirements (as identified in the above site assessment:

- Open Space delivered in line with requirements of the Open Space in New Residential Developments: Supplementary Guidance.
- A development at this scale would need to include some street lighting in the interests of road safety.
- Residential areas should incorporate Homezone principles [or similar].
- Developments should take due consideration of HER features found adjacent to this allocation.
- A protected species survey, and if appropriate, a mitigation plan will be required.
- Sustainable Drainage System Plan is required.
- No culverting or realigning of watercourses.
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.



DISCUSSION

revisions

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reynolds architecture ltd.
 pavilion court, dingwall, IV15 9SJ
 tel. 01349 867766 fax. 01349 867767
 10 battery road, stornoway, HS1 2RP
 www.reynolds-architecture.com

PROPOSED DEVELOPMENT
 NEWMORE
 MR A MANSOR

drawing description
 SITE PLAN

drawing number MASTERPLAN	revision
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scale 1:5000	date 06.11.06	drawn MacP
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1. The client is responsible for obtaining all necessary planning permissions.
 2. The client is responsible for obtaining all necessary consents prior to construction.
 3. The client is responsible for obtaining all necessary consents prior to construction.

Land at St Vincent Farm, Tain (HWLDP-MIR-134)

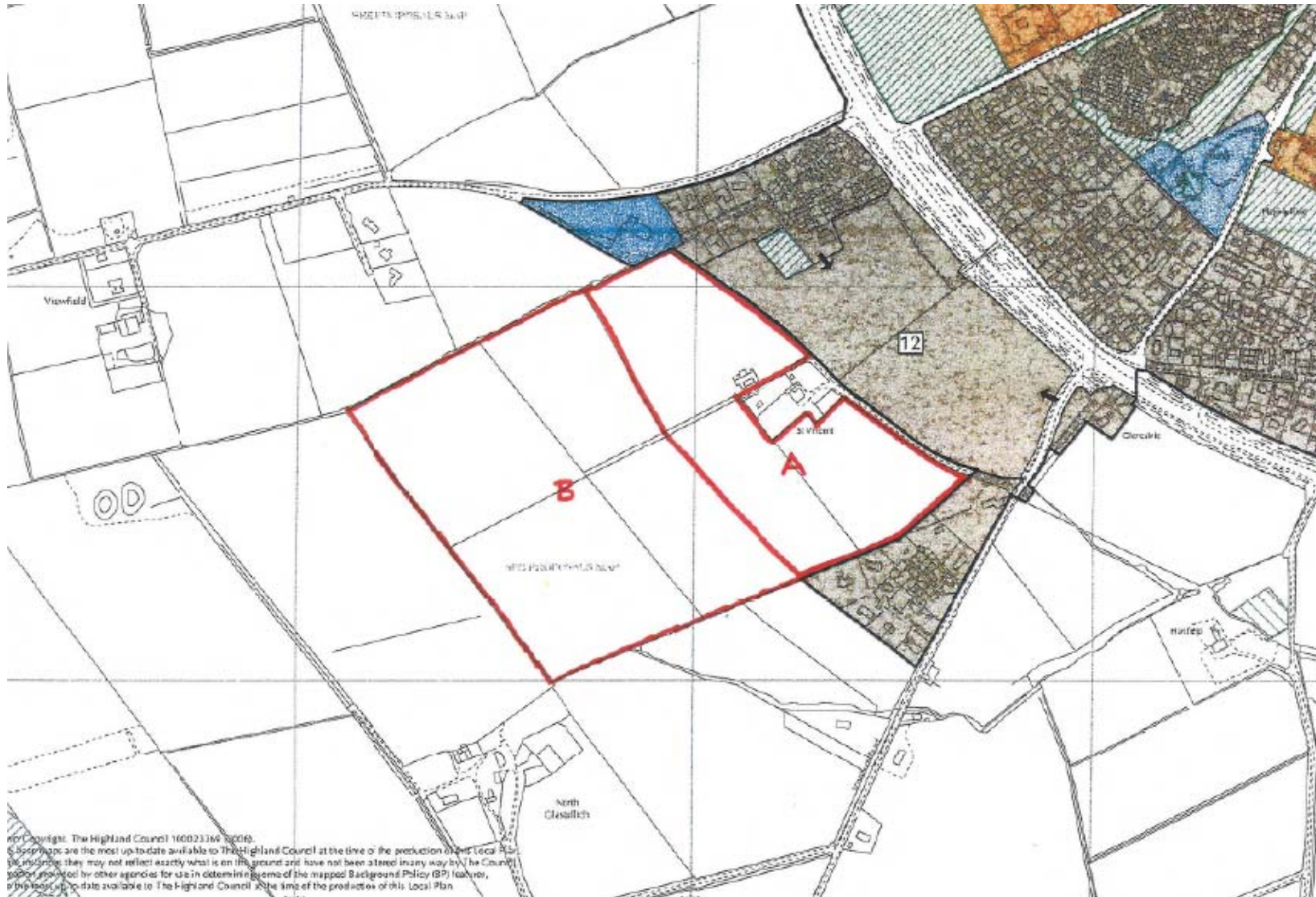
No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				This proposal will need to include formal open space provided in accordance with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				The allocation is close to the National Cycle Network and there are paths on the Highland Path Network. It is close to a bus route and bus stops.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				While more sustainable methods of transport may be provided this will be subject to a section 75 agreement.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of the local road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Street lighting may be required. Homezone principles will be used throughout to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses have been identified nearby.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				The site is not listed in the Scottish Vacant and Derelict Land Survey.
9	Is the allocation within the current settlement boundary?	N			=				The allocation is outwith the Tain settlement boundary.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	N			=				The East Ross Settlement Landscape Capacity Study identifies the allocation as forest edge farming.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.
12	Will the allocation affect a	N			=				The allocation does not cover part of nor is it adjacent to any conservation area.

	conservation area?			
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings or settings of listed buildings which will be affected by this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	Y	=	There are a number of sites adjacent to the allocation which can be identified in the Historic Environment Record. Any development will be required to take due consideration of the records and its proximity to it. This may involve archaeological investigations of the site.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments on the allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no natural heritage designations on or adjacent to the allocation.
18	Will the allocation affect any priority habitat or species?	Y	=	There are indications that a number of protected species may be present in the area. A protected species survey should be conducted and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	There is no indication of potential flood risk on the allocation.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	=	There are watercourses on the periphery of the allocation but the developer requirements for the allocation will specifically require that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements
24	Can the allocation be connected to the public water and sewerage system?	Y	+	The allocation is adjacent to water and sewerage pipes.

25	Will the allocation have a significant impact on the local landform?	Y	=	Mitigation should be able to reduce any significant impacts on local landform.
26	Will the allocation affect or be affected by coastal erosion?	N	=	The allocation is not beside the coast
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The allocation is beside existing settlements however there are other land allocations available.
28	Will the allocation have any impact upon local air quality?	N	=	The development may increase the amount of traffic but it is unlikely to be a sufficient amount to have significant impact on air quality.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development may require street lighting for road safety

Developer Requirements (as identified in the above site assessment:

- Open Space delivered in line with requirements of the Open Space in New Residential Developments: Supplementary Guidance.
- A development at this scale would need to include some street lighting in the interests of road safety.
- Residential areas should incorporate Homezone principles [or similar].
- Developments should take due consideration of HER features found adjacent to this allocation.
- A protected species survey, and if appropriate, a mitigation plan will be required.
- Sustainable Drainage System Plan is required.
- No culverting or realigning of watercourses.
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.



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Land at Hill of Fearn (HWLDP-MIR-334)

No	SEA Issue and checklist question	Y/ N	Will the impact be...						Interpretation
			++	+	=	-	--	?	
1	Will the allocation affect the provision of open space within the area?	Y			+				There are no areas of open space identified within this allocation. Developments may be required to deliver additional open space in line with the Open Space in New Residential: Supplementary Guidance.
2	Will the allocation encourage walking, cycling and public transport use?	Y			+				Developments are some 400m+ from the nearest existing Candidate Core Path. Developments may make use of existing bus services from Hill of Fearn to Inverness.
3	Does the allocation provide an opportunity for planning gain in terms of encouraging more sustainable travel patterns?	Y			+				This site will require a contribution toward the provision of active travel links and public transport provision in the area.
4	Will the allocation involve "off site" road improvements that will contribute to road safety?	Y			+				This site will be required to contribute toward the improvement of both the local and trunk road network.
5	Is there scope for road safety measures as part of the allocation?	Y			+				Homezone principles will be used throughout the residential areas to encourage a shared space between pedestrians and vehicular movement creating a safer environment for both.
6	Is the allocation near any existing "bad neighbour" uses?	N			=				No bad neighbour uses are found within this allocation.
7	Are there any contaminated land issues affecting the allocation?	Y/ N			+/-				No contaminating uses have been identified at this stage, however during site investigations contaminating uses may be identified.
8	Is the allocation on derelict, vacant or other brownfield land?	N			=				No part of the site has been identified in the SVDLS.
9	Is the allocation within the current settlement boundary?	Y			+				The site lies within the Hill of Fearn SDA detailed in the Ross & Cromarty East Local Plan and is allocated as an Expansion Area.
10	Will the allocation affect the distinctiveness or enjoyment of the local landscape?	Y			-				The Ross & Cromarty Landscape Assessment does not identify this site as part of an area for landscape protection. The Landscape Character Assessment identifies the land as Open Farmed Slopes and provides developers with guidance on how new housing should be incorporated into this form of landscape.
11	Will the allocation affect any remote landscape of value for recreation (wild land)?	N			=				The site is not shown on Map 3 of SNH's Policy Statement, Wildness in Scotland's Countryside, and it has also not been identified as an area of Remote Coast by THC.

12	Will the allocation affect a conservation area?	N	=	The allocation does not include any Conservation Areas.
13	Will the allocation impact on any listed building and/or its setting?	N	=	There are no listed buildings contained within this allocation.
14	Will the allocation affect a site identified in the Inventory of Gardens and Designed Landscapes?	N	=	The allocation does not cover part of and is not adjacent to any site identified in the Inventory of Gardens and Designed Landscapes.
15	Will the allocation affect and locally important archaeological sites identified in the Historic Environment Record?	N	=	There are no locally important HER sites in this allocation.
16	Will the allocation impact on any Scheduled Monument and/or its setting?	N	=	There are no Scheduled Monuments in this allocation.
17	Will the allocation affect any natural heritage designation or area identified for its importance to nature conservation?	N	=	There are no NH designations in this allocation.
18	Will the allocation affect any priority habitat or species?	Y	-	There are indications that a number of protected species, including badger, may be present in the wider area. It is not anticipated that this allocation will affect these significantly, however a Badger Survey and a protected species survey may be required and mitigation carried out where appropriate.
19	Is the allocation likely to provide or use energy from a local or renewable source?	Y	=	There are no uses allocated which will provide energy from a renewable source. The development will need to meet the requirements of the designing for sustainability guidance which encourages the use of micro-renewables on site.
20	Is the allocation at risk from fluvial or coastal flooding?	N	=	SEPA has not identified any areas at risk of flooding within this allocation.
21	Will the allocation impact on ground water or surface water drainage?	Y	-	As with any development there will be elements of soil sealing which may have an impact on surface water drainage. To avoid significant problems with this, a Sustainable Drainage System Plan will need to be produced and implemented.
22	Will the allocation have a physical impact on existing watercourses?	Y	-	Whilst the allocation contains watercourses at the boundary of the allocation, developments will have to adhere to the requirement that no further culverting of watercourses takes place.
23	Will the allocation offer opportunities for sustainable waste management?	Y	+	Any development at this allocation will be expected to meet the Council's requirements for Refuse and Recycling Collection Requirements. There is no intention to go beyond this by including a sustainable waste management facility as part of this allocation.

24	Can the allocation be connected to the public water and sewerage system?	Y	+	Both water and waste water pipes run adjacent to the allocation. The cost of connecting a development of this scale to it will be met by the developer.
25	Will the allocation have a significant impact on the local landform?	N	=	It is unlikely that the development will have a significant impact on the local land form, given the significant developments already adjacent to this allocation.
26	Will the allocation affect or be affected by coastal erosion?	N	=	This allocation is some considerable distance from the coast.
27	Does the allocation offer opportunities to make best use of the site?	Y	=	The site is of an appropriate size to offer opportunities for best use of the site. Developments should take into consideration the orientation of the site and how this may affect the design of buildings.
28	Will the allocation have any impact upon local air quality?	Y	-	The proposed residential use may result in increases in road traffic and thus have an adverse impact on local air quality. However, the site will be encouraged to promote public transport to avoid congestion and air pollution from increased traffic volumes/flows.
29	Will the allocation have an impact on light pollution levels?	Y	-	A development at this scale would need to include some street lighting in the interests of road safety.

Developer Requirements (as identified in the above site assessment):

- Open space should be incorporated in accordance with the Open Space in New Residential Development: Supplementary Guidance.
- Contributions will be sought to improvement of infrastructure in the area for both sustainable and non-sustainable transport methods;
- Residential areas should incorporate Homezone principles [or similar]
- A protected species survey, including a Badger Survey, and if appropriate, a mitigation plan may be required.
- A Flood Risk Assessment must be completed and submitted with any application, and any developments should avoid the functional flood plain.
- A Sustainable Drainage System Plan will be required;
- No culverting of realigning of watercourses.
- Developments will be expected to meet the Council's Refuse and Recycling Collection Requirements.
- Developments must connect to the public water supply and sewerage system.
- Contribution will be sought towards protection and enhancement of the green network;
- Limited use of street lighting.

Hill of Fearn

